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# NEBRASKA DEPARTMENT OF

2005 Reports & Opinions

of the

Property Tax Administrator

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## PROPERTY ASSESSMENT AND TAXATION

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for

**Dawes County**  
**23**

2005 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2005

## Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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## 2005 Commission Summary

23 Dawes

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>275</b>	<b>COD</b>	<b>15.44</b>
Total Sales Price	16,308,270	<b>PRD</b>	<b>103.65</b>
Total Adj. Sales Price	16,308,270	COV	24.53
Total Assessed Value	15,803,185	STD	24.64
Avg. Adj. Sales Price	59,303	Avg. Abs. Dev.	15.18
Avg. Assessed Value	57,466	Min	30.39
<b>Median</b>	<b>98.27</b>	Max	225.00
Wgt. Mean	96.90	95% Median C.I.	96.76 to 99.52
Mean	100.44	95% Wgt. Mean C.I.	94.76 to 99.04
		95% Mean C.I.	97.53 to 103.35
% of Value of the Class of all Real Property Value in the County			36.98
% of Records Sold in the Study Period			7.97
% of Value Sold in the Study Period			10.15
Average Assessed Value of the Base			45,150

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### Residential Real Property - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2005</b>	<b>275</b>	<b>98.27</b>	<b>15.44</b>	<b>103.65</b>
<b>2004</b>	288	100.00	21.15	105.98
<b>2003</b>	317	96	25.11	109.45
<b>2002</b>	306	93	21.2	105.54
<b>2001</b>	298	96	24.36	107.82

## 2005 Commission Summary

23 Dawes

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>50</b>	<b>COD</b>	<b>27.93</b>
Total Sales Price	6,733,800	<b>PRD</b>	<b>126.21</b>
Total Adj. Sales Price	6,576,050	COV	53.46
Total Assessed Value	5,219,775	STD	53.55
Avg. Adj. Sales Price	131,521	Avg. Abs. Dev.	26.51
Avg. Assessed Value	104,396	Min	32.26
<b>Median</b>	<b>94.92</b>	Max	412.50
Wgt. Mean	79.38	95% Median C.I.	83.65 to 100.73
Mean	100.18	95% Wgt. Mean C.I.	72.30 to 86.45
		95% Mean C.I.	85.33 to 115.02
% of Value of the Class of all Real Property Value in the County			9.74
% of Records Sold in the Study Period			10.42
% of Value Sold in the Study Period			12.73
Average Assessed Value of the Base			85,440

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### Commercial Real Property - History

<b>Year</b>	<b>Number of Sales</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>2005</b>	<b>50</b>	<b>94.92</b>	<b>27.93</b>	<b>126.21</b>
<b>2004</b>	53	92.63	28.50	118.35
<b>2003</b>	58	98	39.77	116.97
<b>2002</b>	60	99	39.23	121.47
<b>2001</b>	66	92	35.01	127.6

## **2005 Opinions of the Property Tax Administrator for Dawes County**

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Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

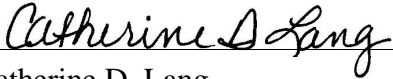
It is my opinion that the level of value of the class of residential real property in Dawes County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dawes County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Dawes County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dawes County is not in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.



  
Catherine D. Lang  
Property Tax Administrator



## 2005 Correlation Section for Dawes County

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### Residential Real Property

#### I. Correlation

Dawes: RESIDENTIAL: All three measures of central tendency (rounded) are within acceptable range. The difference between the median and the aggregate is less than two points. The median also receives strong support from the Trended Preliminary Ratio, and for purposes of direct equalization will be used to describe the overall level of value for the residential property class. Both qualitative statistical measures are less than one point above their respective acceptable ranges, and further review of the sales file shows that the hypothetical removal of the two most extreme outliers would bring both measures within compliance. It is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for the residential property class.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>365</b>	<b>370</b>	<b>395</b>	<b>361</b>	<b>328</b>
<b>Qualified Sales</b>	<b>298</b>	<b>306</b>	<b>317</b>	<b>288</b>	<b>275</b>
<b>Percent Used</b>	<b>81.64</b>	<b>82.7</b>	<b>80.25</b>	<b>79.78</b>	<b>83.84</b>

Dawes: RESIDENTIAL: A review of the above table indicates that a significant percentage of all residential sales have been utilized for the current sales study, and confirms that the county has not excessively trimmed the sales file.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties

## 2005 Correlation Section for Dawes County

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in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>94</b>	<b>2.91</b>	<b>96.74</b>	<b>96</b>
<b>2002</b>	<b>92</b>	<b>3.29</b>	<b>95.03</b>	<b>93</b>
<b>2003</b>	<b>89</b>	<b>7.21</b>	<b>95.42</b>	<b>96</b>
<b>2004</b>	<b>90.23</b>	<b>17.51</b>	<b>106.03</b>	<b>100.00</b>
<b>2005</b>	<b>97.07</b>	<b>-0.28</b>	<b>96.8</b>	<b>98.27</b>

Dawes: RESIDENTIAL: Comparison of the Trended Preliminary Ratio to the R&O median indicates a rather strong support for each other, since the difference between the two figures is less than two points (1.47).

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005

## 2005 Correlation Section for Dawes County

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Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.21</b>	<b>2001</b>	<b>2.91</b>
<b>3.07</b>	<b>2002</b>	<b>3.29</b>
<b>6.25</b>	<b>2003</b>	<b>7.21</b>
<b>11.31</b>	<b>2004</b>	<b>17.51</b>
<b>4.56</b>	<b>2005</b>	<b>-0.28</b>

Dawes: RESIDENTIAL: An examination of the percent change to the sales file compared to the percent change to the assessed base (excluding growth) reveals an almost five-point difference. Assessment actions taken to address the residential property class include the 7% increase to improvements in the town of Crawford. Further, all rural improvements were repriced with the new CAMA system, that required much hand-entering of data. The overall effect to the sales file was a slight positive increase, while the overall effect to the residential base appears to be slightly negative. This does not necessarily suggest that there is a difference in the assessment of sold versus unsold properties, but may be in part explained by the fact that the county converted to a different CAMA system, and the assessor may want to review the difference in the way the systems report value.

### V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

## 2005 Correlation Section for Dawes County

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There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.27</b>	<b>96.90</b>	<b>100.44</b>

## 2005 Correlation Section for Dawes County

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Dawes: RESIDENTIAL: All three measures of central tendency (rounded) are within acceptable range. The difference between the median and the weighted mean is less than two points. The median also receives strong support from the Trended Preliminary Ratio, as discussed in the narrative for table III.

### VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>15.44</b>	<b>103.65</b>
<b>Difference</b>	<b>0.44</b>	<b>0.65</b>

Dawes: RESIDENTIAL: Both qualitative statistical measures are less than one point above their respective acceptable ranges, and further review of the sales file shows that the hypothetical removal of the two most extreme outliers would bring both measures within compliance.

### VII. Analysis of Change in Statistics Due to Assessor Actions

**2005 Correlation Section  
for Dawes County**

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This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>275</b>	<b>275</b>	<b>0</b>
<b>Median</b>	<b>97.07</b>	<b>98.27</b>	<b>1.2</b>
<b>Wgt. Mean</b>	<b>93.13</b>	<b>96.90</b>	<b>3.77</b>
<b>Mean</b>	<b>95.89</b>	<b>100.44</b>	<b>4.55</b>
<b>COD</b>	<b>18.22</b>	<b>15.44</b>	<b>-2.78</b>
<b>PRD</b>	<b>102.97</b>	<b>103.65</b>	<b>0.68</b>
<b>Min Sales Ratio</b>	<b>30.39</b>	<b>30.39</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>225.00</b>	<b>225.00</b>	<b>0</b>

Dawes: RESIDENTIAL: Any statistical differences between the Preliminary and the R&O statistics can be attributed to the assessment actions taken by the assessor to address the residential property class for assessment year 2005. Assessment actions included the 7% increase to improvements in the town of Crawford, and all rural improvements were repriced with the new CAMA system. This required much hand-entering of data.

## 2005 Correlation Section for Dawes County

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### Commerical Real Property

#### I. Correlation

Dawes: COMMERCIAL: The rounded median and arithmetic mean measures of central tendency are within the acceptable range. The weighted mean is dramatically below the acceptable range, and as discussed in the narrative for table IV, further analysis of the commercial sales file reveals that it is not skewed by one or two extreme outlying sales. For purposes of direct equalization, the median will be used to describe the overall level of value for the commercial property class. Both qualitative statistical measures are not in compliance, and as discussed in the narrative for table V, the hypothetical removal of the two extreme outlying sales would bring the COD within less than one point of compliance, but the PRD would still be significantly out of compliance. It is believed that the county has met the required level of value for the commercial class, but has not met the standards for uniform and proportionate assessment.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>89</b>	<b>93</b>	<b>94</b>	<b>89</b>	<b>79</b>
<b>Qualified Sales</b>	<b>66</b>	<b>60</b>	<b>58</b>	<b>53</b>	<b>50</b>
<b>Percent Used</b>	<b>74.16</b>	<b>64.52</b>	<b>61.7</b>	<b>59.55</b>	<b>63.29</b>

Dawes: COMMERCIAL: A review of the above table shows that the percentage of qualified sales used for assessment year 2005 is moderately higher than the last two assessment years.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county

## 2005 Correlation Section for Dawes County

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assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>92</b>	<b>1.6</b>	<b>93.47</b>	<b>92</b>
<b>2002</b>	<b>75</b>	<b>34.9</b>	<b>101.18</b>	<b>99</b>
<b>2003</b>	<b>97</b>	<b>0.27</b>	<b>97.26</b>	<b>98</b>
<b>2004</b>	<b>92.63</b>	<b>0.56</b>	<b>93.15</b>	<b>92.63</b>
<b>2005</b>	<b>84.17</b>	<b>7.71</b>	<b>90.66</b>	<b>94.92</b>

Dawes: COMMERCIAL: Comparison of the Trended Preliminary Ratio with the R&O median reveals more than a four-point difference between the two figures, and thus very little support between them.

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005



## 2005 Correlation Section for Dawes County

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Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2001</b>	<b>1.6</b>
<b>30.5</b>	<b>2002</b>	<b>34.9</b>
<b>0</b>	<b>2003</b>	<b>0.27</b>
<b>0</b>	<b>2004</b>	<b>0.56</b>
<b>3.03</b>	<b>2005</b>	<b>7.71</b>

Dawes: COMMERCIAL: There is less than five points difference between the percent change in the sales file compared to the percent change in the commercial assessed base (excluding growth), and the difference is therefore statistically insignificant. This suggests that there is no appreciable difference between the assessor's treatment of sold and unsold commercial properties.

### V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of

## 2005 Correlation Section for Dawes County

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the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
<b>R&amp;O Statistics</b>	<b>94.92</b>	<b>79.38</b>	<b>100.18</b>

Dawes: COMMERCIAL: Both the rounded median and arithmetic mean are within the acceptable range. The weighted mean is dramatically below the acceptable range, and further analysis of the commercial sales file reveals that it is not skewed by one or two extreme outlying sales.

### VI. Analysis of R&O COD and PRD

## 2005 Correlation Section for Dawes County

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In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>27.93</b>	<b>126.21</b>
<b>Difference</b>	<b>7.93</b>	<b>23.21</b>

Dawes: COMMERCIAL: Neither the coefficient of dispersion nor the price-related differential is within their respective acceptable range. The hypothetical removal of the two extreme outlying sales would bring the COD within less than one point of compliance, but the PRD would still be significantly out of compliance.

### VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

**2005 Correlation Section  
for Dawes County**

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>50</b>	<b>50</b>	<b>0</b>
<b>Median</b>	<b>84.17</b>	<b>94.92</b>	<b>10.75</b>
<b>Wgt. Mean</b>	<b>75.68</b>	<b>79.38</b>	<b>3.7</b>
<b>Mean</b>	<b>91.90</b>	<b>100.18</b>	<b>8.28</b>
<b>COD</b>	<b>32.91</b>	<b>27.93</b>	<b>-4.98</b>
<b>PRD</b>	<b>121.44</b>	<b>126.21</b>	<b>4.77</b>
<b>Min Sales Ratio</b>	<b>22.02</b>	<b>32.26</b>	<b>10.24</b>
<b>Max Sales Ratio</b>	<b>358.33</b>	<b>412.50</b>	<b>54.17</b>

Dawes: COMMERCIAL: Assessment actions taken for 2005 included the review of the commercial subclasses of storage garages, office buildings, warehouses, and all of the retail occupancy code (353). Adjustments were then made to these subclasses to more closely match the current market. The differences as shown in the above table between the Preliminary and the R&O profiles seem to reflect the aforementioned assessment actions.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2004 Certificate of Taxes Levied (CTL)**

23 Dawes

	<b>2004 CTL County Total</b>	<b>2005 Form 45 County Total</b>	<b>Value Difference (2005 Form 45 - 2004 CTL)</b>	<b>Percent Change</b>	<b>2005 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	155,155,485	155,722,777	567,292	0.37	1,002,220	-0.28
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	31,600,375	43,372,670	11,772,295	37.25	*-----	37.25
<b>4. Total Residential (sum lines 1-3)</b>	<b>186,755,860</b>	<b>199,095,447</b>	<b>12,339,587</b>	<b>6.61</b>	<b>1,002,220</b>	<b>6.07</b>
5. Commercial	37,563,360	41,011,085	3,447,725	9.18	551,980	7.71
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	6,190,290	12,130,300	5,940,010	95.96	1,421,105	73
8. Minerals	5,755,565	17,613,925	11,858,360	206.03	0	206.03
<b>9. Total Commercial (sum lines 5-8)</b>	<b>49,509,215</b>	<b>70,755,310</b>	<b>21,246,095</b>	<b>42.91</b>	<b>1,232,475</b>	<b>40.42</b>
<b>10. Total Non-Agland Real Property</b>	<b>236,265,075</b>	<b>269,850,757</b>	<b>33,585,682</b>	<b>14.22</b>	<b>2,975,305</b>	<b>12.96</b>
11. Irrigated	4,511,020	4,959,420	448,400	9.94		
12. Dryland	24,609,540	31,262,785	6,653,245	27.04		
13. Grassland	89,954,305	112,521,760	22,567,455	25.09		
14. Wasteland	112,170	112,315	145	0.13		
15. Other Agland	0	2,384,710	2,384,710			
<b>16. Total Agricultural Land</b>	<b>119,187,035</b>	<b>151,240,990</b>	<b>32,053,955</b>	<b>26.89</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>355,452,110</b>	<b>421,091,747</b>	<b>65,639,637</b>	<b>18.47</b>	<b>2,975,305</b>	<b>17.63</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	<b>MEDIAN:</b>	<b>98</b>	COV:	24.53	95% Median C.I.:	96.76 to 99.52	(! : Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	97	STD:	24.64	95% Wgt. Mean C.I.:	94.76 to 99.04	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	100	AVG.ABS.DEV:	15.18	95% Mean C.I.:	97.53 to 103.35	
TOTAL Assessed Value:	15,803,185							
AVG. Adj. Sales Price:	59,302	COD:	15.44	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	57,466	PRD:	103.65	MIN Sales Ratio:	30.39			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02	43	97.75	95.18	94.07	13.53	101.18	52.48	154.19	93.48 to 100.48	45,694	42,983
10/01/02 TO 12/31/02	34	99.11	102.71	100.37	12.24	102.33	61.50	185.83	97.78 to 102.91	50,186	50,371
01/01/03 TO 03/31/03	30	99.30	106.23	101.03	14.29	105.15	56.71	177.30	95.44 to 102.48	59,805	60,423
04/01/03 TO 06/30/03	28	99.67	107.43	100.54	19.70	106.85	44.20	225.00	96.76 to 105.98	63,789	64,131
07/01/03 TO 09/30/03	41	97.73	102.55	99.78	12.40	102.78	71.38	200.35	94.35 to 101.28	61,585	61,451
10/01/03 TO 12/31/03	29	101.57	98.27	96.23	16.01	102.12	30.39	136.38	95.29 to 111.63	56,634	54,499
01/01/04 TO 03/31/04	18	99.27	97.92	96.14	15.58	101.85	60.40	162.50	83.36 to 105.59	61,890	59,499
04/01/04 TO 06/30/04	52	92.41	96.61	91.72	18.04	105.33	55.02	186.58	88.15 to 95.68	72,603	66,593
____Study Years____											
07/01/02 TO 06/30/03	135	98.98	102.08	98.87	14.68	103.24	44.20	225.00	97.75 to 100.34	53,714	53,106
07/01/03 TO 06/30/04	140	96.09	98.86	95.33	16.32	103.71	30.39	200.35	93.72 to 99.62	64,691	61,670
____Calendar Yrs____											
01/01/03 TO 12/31/03	128	99.46	103.51	99.49	15.39	104.04	30.39	225.00	97.73 to 101.20	60,528	60,221
____ALL____											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

ASSESSOR LOCATION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
CHADRON	185	98.98	100.24	97.57	12.37	102.74	44.20	186.58	97.75 to 100.19	61,876	60,372
CRAWFORD	36	98.62	109.16	99.09	22.78	110.17	65.94	200.35	91.13 to 109.24	36,384	36,053
EASTBROOK	1	109.42	109.42	109.42			109.42	109.42	N/A	94,500	103,400
MARSLAND	1	60.00	60.00	60.00			60.00	60.00	N/A	800	480
PARKVIEW	1	132.84	132.84	132.84			132.84	132.84	N/A	51,250	68,080
RURAL	34	93.45	94.16	92.26	20.87	102.06	30.39	225.00	89.99 to 99.33	81,609	75,291
SUBURBAN	12	92.95	96.12	90.36	24.17	106.37	52.48	185.83	74.60 to 114.23	32,839	29,674
SW 8TH	1	113.73	113.73	113.73			113.73	113.73	N/A	130,000	147,850
SWANSONS	1	91.78	91.78	91.78			91.78	91.78	N/A	23,000	21,110
WHISPERING PINES	2	94.33	94.33	95.77	1.87	98.50	92.57	96.10	N/A	37,500	35,912
WHITNEY	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
____ALL____											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	<b>MEDIAN:</b>	<b>98</b>	COV:	24.53	95% Median C.I.:	96.76 to 99.52	(! : Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	97	STD:	24.64	95% Wgt. Mean C.I.:	94.76 to 99.04	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	100	AVG.ABS.DEV:	15.18	95% Mean C.I.:	97.53 to 103.35	
TOTAL Assessed Value:	15,803,185							
AVG. Adj. Sales Price:	59,302	COD:	15.44	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	57,466	PRD:	103.65	MIN Sales Ratio:	30.39			

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	222	98.97	101.67	97.72	14.00	104.03	44.20	200.35	97.75 to 100.19	57,499	56,191
2	17	93.48	99.89	100.33	21.99	99.56	52.48	185.83	82.27 to 114.23	43,813	43,955
3	36	93.02	93.14	92.25	20.83	100.97	30.39	225.00	89.99 to 97.42	77,736	71,708
ALL	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	243	98.98	102.15	98.40	13.17	103.82	44.20	200.35	97.75 to 100.20	63,021	62,009
2	32	80.35	87.44	73.91	33.51	118.30	30.39	225.00	63.39 to 92.81	31,065	22,961
ALL	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466
06											
07											
ALL	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	<b>MEDIAN:</b>	<b>98</b>	COV:	24.53	95% Median C.I.:	96.76 to 99.52	(! : Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	97	STD:	24.64	95% Wgt. Mean C.I.:	94.76 to 99.04	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	100	AVG.ABS.DEV:	15.18	95% Mean C.I.:	97.53 to 103.35	
TOTAL Assessed Value:	15,803,185							
AVG. Adj. Sales Price:	59,302	COD:	15.44	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	57,466	PRD:	103.65	MIN Sales Ratio:	30.39			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	2	120.88	120.88	122.73	2.48	98.49	117.88	123.88	N/A	65,500	80,390
23-0002	188	99.02	100.28	97.66	12.39	102.68	44.20	186.58	97.75 to 100.19	61,652	60,210
23-0003	14	88.89	89.12	78.99	28.67	112.82	30.39	225.00	61.50 to 97.04	51,903	41,001
23-0028	2	109.31	109.31	112.14	8.33	97.48	100.20	118.42	N/A	14,500	16,260
23-0039	3	99.33	86.55	98.88	13.53	87.53	60.00	100.31	N/A	17,433	17,238
23-0041											
23-0044	2	106.85	106.85	107.33	9.57	99.55	96.63	117.07	N/A	84,000	90,160
23-0049	5	92.81	104.21	104.37	36.42	99.85	55.02	185.83	N/A	42,000	43,834
23-0062	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
23-0069	17	93.48	95.47	96.21	13.42	99.23	52.48	136.38	91.72 to 105.12	105,075	101,089
23-0070	1	90.28	90.28	90.28			90.28	90.28	N/A	115,000	103,820
23-0071	40	98.03	106.44	96.22	23.11	110.61	56.62	200.35	90.86 to 107.68	37,283	35,875
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
ALL	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	42	90.13	89.59	83.40	26.57	107.43	30.39	225.00	68.22 to 93.48	38,018	31,707
Prior TO 1860											
1860 TO 1899	7	98.98	100.58	100.58	2.23	100.00	97.78	105.98	97.78 to 105.98	50,000	50,292
1900 TO 1919	64	98.77	103.11	99.31	12.67	103.82	70.41	181.77	96.74 to 101.31	50,268	49,923
1920 TO 1939	72	99.69	100.69	97.91	11.59	102.84	59.78	173.00	97.73 to 101.52	49,948	48,905
1940 TO 1949	17	99.20	111.41	102.10	19.71	109.12	80.12	186.58	93.12 to 139.63	45,902	46,866
1950 TO 1959	12	103.83	110.83	104.20	12.84	106.36	91.40	168.56	95.29 to 118.34	64,437	67,144
1960 TO 1969	15	99.49	101.39	95.81	12.38	105.82	79.27	143.89	90.72 to 112.73	98,616	94,485
1970 TO 1979	27	94.56	100.59	93.74	16.79	107.30	56.71	200.35	91.70 to 101.58	86,953	81,510
1980 TO 1989	4	79.85	80.92	104.75	38.54	77.25	44.20	119.75	N/A	73,575	77,071
1990 TO 1994	3	102.04	102.50	101.78	1.59	100.71	100.30	105.17	N/A	110,333	112,295
1995 TO 1999	5	109.42	101.17	100.05	11.36	101.12	77.00	116.52	N/A	103,100	103,152
2000 TO Present	7	96.08	101.14	99.51	7.29	101.63	93.09	119.30	93.09 to 119.30	146,664	145,950
ALL	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466



## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	<b>MEDIAN:</b>	<b>98</b>	COV:	24.53	95% Median C.I.:	96.76 to 99.52	(! : Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	97	STD:	24.64	95% Wgt. Mean C.I.:	94.76 to 99.04	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	100	AVG.ABS.DEV:	15.18	95% Mean C.I.:	97.53 to 103.35	
TOTAL Assessed Value:	15,803,185							
AVG. Adj. Sales Price:	59,302	COD:	15.44	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	57,466	PRD:	103.65	MIN Sales Ratio:	30.39			

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## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	83.36	94.12	102.34	36.00	91.97	60.00	149.77	N/A	2,853	2,920
5000 TO 9999	9	100.31	121.55	121.64	35.60	99.93	65.33	200.35	82.27 to 177.30	7,500	9,122
Total \$											
1 TO 9999	13	98.50	113.11	118.85	34.61	95.17	60.00	200.35	68.22 to 168.56	6,070	7,214
10000 TO 29999	60	102.22	106.62	104.38	25.21	102.15	44.20	225.00	94.71 to 114.23	20,439	21,334
30000 TO 59999	94	98.76	100.45	99.24	11.90	101.22	58.55	186.58	96.54 to 100.19	45,143	44,801
60000 TO 99999	72	97.52	95.84	95.47	9.97	100.38	30.39	176.35	95.68 to 98.98	76,382	72,925
100000 TO 149999	24	94.98	95.33	95.17	10.06	100.17	59.78	123.88	90.28 to 101.58	120,000	114,198
150000 TO 249999	10	93.02	94.15	94.34	7.31	99.81	68.56	119.75	90.16 to 102.04	177,500	167,449
250000 TO 499999	2	90.64	90.64	91.25	7.48	99.32	83.86	97.42	N/A	302,500	276,042
ALL											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	66.78	73.01	70.41	15.50	103.70	60.00	98.50	N/A	3,700	2,605
5000 TO 9999	10	94.25	101.36	90.47	27.12	112.04	51.23	177.30	75.08 to 149.77	8,361	7,564
Total \$											
1 TO 9999	14	87.42	93.26	87.45	28.25	106.64	51.23	177.30	65.33 to 111.29	7,029	6,147
10000 TO 29999	59	98.95	102.58	92.18	26.58	111.28	30.39	225.00	92.81 to 102.48	22,923	21,131
30000 TO 59999	99	99.30	101.99	98.02	13.76	104.04	56.62	186.58	96.76 to 100.91	45,520	44,621
60000 TO 99999	70	97.73	97.84	96.36	7.95	101.53	59.78	132.84	96.10 to 100.33	78,639	75,778
100000 TO 149999	23	98.35	101.46	98.66	12.41	102.84	68.56	176.35	91.70 to 105.12	121,521	119,893
150000 TO 249999	9	93.72	98.54	97.00	8.08	101.59	83.86	119.75	92.58 to 112.77	191,222	185,479
250000 TO 499999	1	97.42	97.42	97.42			97.42	97.42	N/A	330,000	321,470
ALL											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	<b>MEDIAN:</b>	<b>98</b>	COV:	24.53	95% Median C.I.:	96.76 to 99.52	(! : Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	97	STD:	24.64	95% Wgt. Mean C.I.:	94.76 to 99.04	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	100	AVG.ABS.DEV:	15.18	95% Mean C.I.:	97.53 to 103.35	
TOTAL Assessed Value:	15,803,185							
AVG. Adj. Sales Price:	59,302	COD:	15.44	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	57,466	PRD:	103.65	MIN Sales Ratio:	30.39			

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QUALITY										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	43	89.99	88.54	82.80	27.18	106.94	30.39	225.00	67.20 to 93.48	37,715	31,226
10	10	96.02	100.12	95.00	18.64	105.39	71.38	168.56	75.08 to 116.41	25,890	24,594
20	71	103.27	110.52	105.32	19.01	104.93	56.71	200.35	98.35 to 108.34	35,857	37,766
30	145	98.42	99.17	97.13	9.26	102.10	56.08	181.77	96.76 to 99.83	72,987	70,893
40	5	92.58	96.75	95.68	9.32	101.12	83.86	119.75	N/A	224,700	214,989
60	1	102.04	102.04	102.04			102.04	102.04	N/A	175,000	178,565
ALL											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466
STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	43	90.28	89.97	83.98	26.30	107.13	30.39	225.00	68.22 to 93.72	38,122	32,013
100	8	87.92	91.87	90.26	36.75	101.79	44.20	177.30	44.20 to 177.30	28,912	26,095
101	171	99.30	102.98	98.18	13.54	104.88	59.78	200.35	98.01 to 100.95	57,512	56,468
102	11	98.05	108.32	103.17	14.72	104.99	87.80	176.35	92.31 to 134.64	86,272	89,009
103	5	98.35	95.70	95.58	4.81	100.12	85.67	101.58	N/A	139,300	133,145
104	35	97.73	101.14	98.57	8.50	102.61	80.21	173.13	95.65 to 101.23	79,115	77,980
301	2	99.49	99.49	99.55	1.07	99.93	98.42	100.55	N/A	94,250	93,827
ALL											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466
CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	43	89.99	88.54	82.80	27.18	106.94	30.39	225.00	67.20 to 93.48	37,715	31,226
10	8	91.44	98.09	92.93	21.11	105.55	71.38	168.56	71.38 to 168.56	26,487	24,615
20	66	102.87	111.02	105.05	19.52	105.69	56.71	200.35	98.35 to 109.24	34,090	35,810
30	146	98.60	99.36	97.19	9.48	102.23	56.08	181.77	96.76 to 100.05	69,765	67,806
40	9	93.09	96.67	95.81	6.92	100.89	83.86	119.75	90.16 to 105.12	181,605	174,003
60	3	109.42	108.08	107.34	3.27	100.68	102.04	112.77	N/A	134,833	144,736
ALL											
	275	98.27	100.44	96.90	15.44	103.65	30.39	225.00	96.76 to 99.52	59,302	57,466

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	<b>MEDIAN:</b>	<b>95</b>	COV:	53.46	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,733,800	WGT. MEAN:	79	STD:	53.55	95% Wgt. Mean C.I.:	72.30 to 86.45
TOTAL Adj.Sales Price:	6,576,050	MEAN:	100	AVG.ABS.DEV:	26.51	95% Mean C.I.:	85.33 to 115.02
TOTAL Assessed Value:	5,219,775						
AVG. Adj. Sales Price:	131,521	COD:	27.93	MAX Sales Ratio:	412.50		
AVG. Assessed Value:	104,395	PRD:	126.21	MIN Sales Ratio:	32.26		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
____Qrtrs____												
07/01/01 TO 09/30/01	6	115.24	161.33	108.93	52.33	148.11	93.79	412.50	93.79 to 412.50		25,200	27,450
10/01/01 TO 12/31/01	2	98.86	98.86	98.95	2.85	99.91	96.04	101.68	N/A		48,500	47,990
01/01/02 TO 03/31/02	6	86.81	86.86	89.37	18.63	97.19	66.54	109.31	66.54 to 109.31		38,616	34,510
04/01/02 TO 06/30/02	5	100.00	116.50	92.01	24.30	126.62	82.64	194.00	N/A		84,150	77,430
07/01/02 TO 09/30/02	3	75.19	94.06	81.55	25.52	115.34	74.72	132.27	N/A		32,250	26,300
10/01/02 TO 12/31/02	5	66.02	67.75	50.58	31.35	133.96	32.26	102.38	N/A		83,600	42,282
01/01/03 TO 03/31/03	3	139.60	130.93	103.95	16.51	125.96	92.03	161.17	N/A		116,666	121,271
04/01/03 TO 06/30/03	6	95.93	100.54	92.48	13.17	108.71	83.65	140.00	83.65 to 140.00		31,791	29,401
07/01/03 TO 09/30/03	4	81.37	81.17	74.76	5.23	108.58	74.16	87.78	N/A		286,625	214,277
10/01/03 TO 12/31/03	1	100.50	100.50	100.50			100.50	100.50	N/A		90,000	90,450
01/01/04 TO 03/31/04	4	89.39	81.70	92.68	24.23	88.15	42.03	105.98	N/A		91,600	84,897
04/01/04 TO 06/30/04	5	72.50	74.13	74.48	25.32	99.53	34.65	104.15	N/A		603,400	449,440
____Study Years____												
07/01/01 TO 06/30/02	19	101.68	119.44	94.92	31.44	125.83	66.54	412.50	93.79 to 109.31		47,402	44,994
07/01/02 TO 06/30/03	17	92.03	95.12	78.69	26.18	120.88	32.26	161.17	74.72 to 132.27		62,088	48,855
07/01/03 TO 06/30/04	14	81.37	80.19	76.50	19.61	104.82	34.65	105.98	68.54 to 100.73		329,992	252,453
____Calendar Yrs____												
01/01/02 TO 12/31/02	19	85.73	90.77	75.78	27.52	119.78	32.26	194.00	69.62 to 102.38		61,431	46,553
01/01/03 TO 12/31/03	14	92.20	101.51	83.71	18.99	121.27	74.16	161.17	83.08 to 139.60		126,946	106,270
____ALL____												
	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73		131,521	104,395

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
CHADRON	36	92.20	93.04	79.04	19.21	117.71	42.03	161.17	82.64 to 100.50		161,504	127,645
CRAWFORD	11	100.00	126.01	94.15	50.47	133.85	34.65	412.50	69.62 to 194.00		48,172	45,353
RURAL	1	101.68	101.68	101.68			101.68	101.68	N/A		50,000	50,840
SUBURBAN	2	85.93	85.93	41.11	62.45	209.03	32.26	139.60	N/A		91,000	37,410
____ALL____												
	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73		131,521	104,395

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
1	47	93.79	100.75	80.30	27.45	125.48	34.65	412.50	83.65 to 100.50		134,979	108,385
2	2	85.93	85.93	41.11	62.45	209.03	32.26	139.60	N/A		91,000	37,410
3	1	101.68	101.68	101.68			101.68	101.68	N/A		50,000	50,840
____ALL____												
	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73		131,521	104,395

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	<b>MEDIAN:</b>	<b>95</b>	COV:	53.46	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,733,800	WGT. MEAN:	79	STD:	53.55	95% Wgt. Mean C.I.:	72.30 to 86.45
TOTAL Adj.Sales Price:	6,576,050	MEAN:	100	AVG.ABS.DEV:	26.51	95% Mean C.I.:	85.33 to 115.02
TOTAL Assessed Value:	5,219,775						
AVG. Adj. Sales Price:	131,521	COD:	27.93	MAX Sales Ratio:	412.50		
AVG. Assessed Value:	104,395	PRD:	126.21	MIN Sales Ratio:	32.26		

(!: AVTot=0)  
(!: Derived)

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## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	93.79	100.03	79.27	28.74	126.19	32.26	412.50	83.65 to 100.73	150,291	119,137
2	7	100.00	101.07	85.34	22.84	118.44	66.02	140.00	66.02 to 140.00	16,214	13,837
____ALL____	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010											
23-0002	36	92.20	93.24	79.09	19.43	117.89	42.03	161.17	82.64 to 100.50	161,615	127,822
23-0003											
23-0028											
23-0039											
23-0041											
23-0044											
23-0049	2	66.97	66.97	48.26	51.83	138.78	32.26	101.68	N/A	108,500	52,360
23-0062											
23-0069											
23-0070											
23-0071	12	101.02	126.54	94.92	48.46	133.30	34.65	412.50	79.67 to 132.27	45,075	42,786
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
____ALL____	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	<b>MEDIAN:</b>	<b>95</b>	COV:	53.46	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,733,800	WGT. MEAN:	79	STD:	53.55	95% Wgt. Mean C.I.:	72.30 to 86.45
TOTAL Adj.Sales Price:	6,576,050	MEAN:	100	AVG.ABS.DEV:	26.51	95% Mean C.I.:	85.33 to 115.02
TOTAL Assessed Value:	5,219,775						
AVG. Adj. Sales Price:	131,521	COD:	27.93	MAX Sales Ratio:	412.50		
AVG. Assessed Value:	104,395	PRD:	126.21	MIN Sales Ratio:	32.26		

(!: AVTot=0)  
(!: Derived)

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	102.05	106.51	92.56	21.31	115.07	66.02	140.00	74.72 to 139.60	14,200	13,144
Prior TO 1860											
1860 TO 1899	2	99.41	99.41	91.65	8.64	108.48	90.83	108.00	N/A	52,500	48,115
1900 TO 1919	11	82.64	90.66	83.33	27.25	108.80	42.03	194.00	68.54 to 105.18	65,240	54,363
1920 TO 1939	7	99.50	151.73	107.77	57.91	140.79	85.73	412.50	85.73 to 412.50	57,171	61,613
1940 TO 1949	7	87.78	86.41	84.22	22.25	102.60	34.65	127.12	34.65 to 127.12	29,528	24,870
1950 TO 1959	4	84.46	76.79	67.23	32.43	114.22	32.26	105.98	N/A	88,875	59,752
1960 TO 1969	1	100.73	100.73	100.73			100.73	100.73	N/A	150,000	151,090
1970 TO 1979	4	83.27	85.80	74.90	14.97	114.55	72.50	104.15	N/A	997,250	746,897
1980 TO 1989	1	52.37	52.37	52.37			52.37	52.37	N/A	155,000	81,170
1990 TO 1994	3	92.03	92.45	92.92	6.53	99.50	83.65	101.68	N/A	118,333	109,953
1995 TO 1999											
2000 TO Present											
ALL	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	140.00	217.50	182.84	74.40	118.96	100.00	412.50	N/A	2,233	4,083
5000 TO 9999	4	104.00	121.27	123.96	28.59	97.83	83.08	194.00	N/A	6,625	8,212
Total \$											
1 TO 9999	7	108.00	162.51	135.84	61.30	119.63	83.08	412.50	83.08 to 412.50	4,742	6,442
10000 TO 29999	13	102.04	102.46	99.73	17.46	102.74	74.72	139.60	79.67 to 127.12	17,707	17,660
30000 TO 59999	15	87.70	84.21	85.74	23.66	98.22	34.65	161.17	66.54 to 97.73	47,293	40,547
60000 TO 99999	4	96.43	92.68	93.28	12.68	99.36	68.54	109.31	N/A	78,000	72,757
100000 TO 149999	2	98.41	98.41	99.40	7.70	99.01	90.83	105.98	N/A	115,000	114,305
150000 TO 249999	6	90.26	78.34	79.45	25.02	98.61	32.26	104.15	32.26 to 104.15	177,708	141,183
250000 TO 499999	1	92.03	92.03	92.03			92.03	92.03	N/A	285,000	262,290
500000 +	2	73.33	73.33	72.99	1.13	100.47	72.50	74.16	N/A	1,855,000	1,353,925
ALL	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	95	COV:	53.46	95% Median C.I.:	83.65 to 100.73
TOTAL Sales Price:	6,733,800	WGT. MEAN:	79	STD:	53.55	95% Wgt. Mean C.I.:	72.30 to 86.45
TOTAL Adj.Sales Price:	6,576,050	MEAN:	100	AVG.ABS.DEV:	26.51	95% Mean C.I.:	85.33 to 115.02
TOTAL Assessed Value:	5,219,775						
AVG. Adj. Sales Price:	131,521	COD:	27.93	MAX Sales Ratio:	412.50		
AVG. Assessed Value:	104,395	PRD:	126.21	MIN Sales Ratio:	32.26		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	256.25	256.25	270.45	60.98	94.75	100.00	412.50	N/A	1,100	2,975
5000 TO 9999	4	104.00	107.77	104.68	15.61	102.95	83.08	140.00	N/A	5,875	6,150
Total \$											
1 TO 9999	6	104.00	157.26	118.87	60.48	132.30	83.08	412.50	83.08 to 412.50	4,283	5,091
10000 TO 29999	16	92.62	96.38	80.51	30.79	119.70	34.65	194.00	74.72 to 125.30	20,881	16,812
30000 TO 59999	13	87.70	83.19	73.32	18.81	113.47	32.26	127.12	68.54 to 97.73	56,730	41,593
60000 TO 99999	7	100.50	101.68	91.80	19.91	110.75	52.37	161.17	52.37 to 161.17	87,071	79,935
100000 TO 149999	1	105.98	105.98	105.98			105.98	105.98	N/A	130,000	137,780
150000 TO 249999	4	99.30	96.35	95.67	6.13	100.71	82.64	104.15	N/A	186,062	178,012
250000 TO 499999	1	92.03	92.03	92.03			92.03	92.03	N/A	285,000	262,290
500000 +	2	73.33	73.33	72.99	1.13	100.47	72.50	74.16	N/A	1,855,000	1,353,925
ALL											
	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	100.00	101.07	85.34	22.84	118.44	66.02	140.00	66.02 to 140.00	16,214	13,837
10	30	96.88	103.96	82.33	35.49	126.27	32.26	412.50	79.67 to 102.38	49,160	40,475
20	13	92.37	90.97	78.37	10.14	116.09	72.50	105.18	75.19 to 101.68	383,673	300,666
ALL											
	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	100.00	101.07	85.34	22.84	118.44	66.02	140.00	66.02 to 140.00	16,214	13,837
300	8	93.08	90.94	89.47	12.09	101.65	68.54	109.31	68.54 to 109.31	86,125	77,053
326	4	92.87	85.82	45.02	28.89	190.62	32.26	125.30	N/A	51,750	23,300
341	1	96.04	96.04	96.04			96.04	96.04	N/A	47,000	45,140
343	5	97.88	101.97	76.63	24.24	133.07	72.50	161.17	N/A	828,300	634,715
344	3	92.03	94.53	94.24	3.58	100.30	90.83	100.73	N/A	178,333	168,070
349	1	52.37	52.37	52.37			52.37	52.37	N/A	155,000	81,170
353	13	87.78	117.73	84.78	58.44	138.87	34.65	412.50	69.62 to 132.27	34,196	28,991
406	6	99.70	95.85	96.15	14.58	99.69	66.54	127.12	66.54 to 127.12	33,916	32,611
434	1	83.65	83.65	83.65			83.65	83.65	N/A	20,000	16,730
442	1	99.50	99.50	99.50			99.50	99.50	N/A	20,000	19,900
ALL											
	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

**PA&T 2005 R&O Statistics**

Base Stat

*State Stat Run*

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	50	<b>MEDIAN:</b>	<b>95</b>	COV:	53.46	95% Median C.I.:	83.65 to 100.73
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TOTAL Adj.Sales Price:	6,576,050	MEAN:	100	AVG.ABS.DEV:	26.51	95% Mean C.I.:	85.33 to 115.02
TOTAL Assessed Value:	5,219,775						
AVG. Adj. Sales Price:	131,521	COD:	27.93	MAX Sales Ratio:	412.50		
AVG. Assessed Value:	104,395	PRD:	126.21	MIN Sales Ratio:	32.26		

(!: AVTot=0)  
(!: Derived)

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395
04											
ALL	50	94.92	100.18	79.38	27.93	126.21	32.26	412.50	83.65 to 100.73	131,521	104,395

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	MEDIAN:	97	COV:	27.50	95% Median C.I.:	94.98 to 98.73	(!: Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	93	STD:	26.37	95% Wgt. Mean C.I.:	90.59 to 95.67	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	96	AVG.ABS.DEV:	17.68	95% Mean C.I.:	92.78 to 99.01	
TOTAL Assessed Value:	15,187,955							
AVG. Adj. Sales Price:	59,302	COD:	18.22	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	55,228	PRD:	102.97	MIN Sales Ratio:	30.39			

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	43	97.04	92.13	91.66	15.72	100.51	47.57	147.03	92.33 to 100.62	45,694	41,882
10/01/02 TO 12/31/02	34	98.68	98.42	95.83	14.29	102.70	45.88	185.79	91.78 to 102.03	50,186	48,094
01/01/03 TO 03/31/03	30	98.33	101.78	97.55	16.11	104.34	56.52	173.20	94.51 to 100.72	59,805	58,341
04/01/03 TO 06/30/03	28	99.76	104.95	97.67	21.38	107.45	44.14	225.00	96.00 to 105.98	63,789	62,303
07/01/03 TO 09/30/03	41	95.47	94.95	93.26	17.03	101.82	50.67	192.88	90.42 to 99.30	61,585	57,433
10/01/03 TO 12/31/03	29	100.46	93.65	92.61	17.02	101.12	30.39	129.63	87.62 to 104.75	56,634	52,451
01/01/04 TO 03/31/04	18	99.18	97.78	97.99	18.30	99.78	60.39	160.76	78.50 to 102.59	61,890	60,648
04/01/04 TO 06/30/04	52	89.47	90.41	87.13	22.06	103.77	39.20	180.85	81.19 to 93.71	72,603	63,259
-----Study Years-----											
07/01/02 TO 06/30/03	135	98.50	98.52	95.58	16.66	103.08	44.14	225.00	97.04 to 99.94	53,714	51,340
07/01/03 TO 06/30/04	140	93.98	93.36	91.17	19.70	102.40	30.39	192.88	90.47 to 97.96	64,691	58,978
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	128	98.39	98.45	95.13	17.84	103.48	30.39	225.00	95.84 to 100.12	60,528	57,582
-----ALL-----											
	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHADRON	185	98.73	98.99	96.34	12.59	102.74	39.20	180.85	97.65 to 99.85	61,876	59,612
CRAWFORD	36	87.00	95.75	84.73	32.22	113.00	45.88	192.88	71.78 to 104.36	36,384	30,829
EASTBROOK	1	80.78	80.78	80.78			80.78	80.78	N/A	94,500	76,340
MARSLAND	1	60.00	60.00	60.00			60.00	60.00	N/A	800	480
PARKVIEW	1	70.03	70.03	70.03			70.03	70.03	N/A	51,250	35,890
RURAL	34	83.16	86.08	87.53	31.06	98.34	30.39	225.00	63.66 to 99.25	81,609	71,434
SUBURBAN	12	83.51	90.71	85.27	32.81	106.39	52.45	185.79	56.07 to 108.34	32,839	28,001
SW 8TH	1	75.52	75.52	75.52			75.52	75.52	N/A	130,000	98,170
SWANSONS	1	91.78	91.78	91.78			91.78	91.78	N/A	23,000	21,110
WHISPERING PINES	2	61.04	61.04	60.50	1.10	100.90	60.38	61.71	N/A	37,500	22,687
WHITNEY	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
-----ALL-----											
	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228



## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	MEDIAN:	97	COV:	27.50	95% Median C.I.:	94.98 to 98.73	(!: Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	93	STD:	26.37	95% Wgt. Mean C.I.:	90.59 to 95.67	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	96	AVG.ABS.DEV:	17.68	95% Mean C.I.:	92.78 to 99.01	
TOTAL Assessed Value:	15,187,955							
AVG. Adj. Sales Price:	59,302	COD:	18.22	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	55,228	PRD:	102.97	MIN Sales Ratio:	30.39			

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	222	98.39	98.45	95.15	15.33	103.47	39.20	192.88	96.52 to 99.51	57,499	54,710
2	17	75.52	84.53	79.45	29.22	106.39	52.45	185.79	60.38 to 92.81	43,813	34,811
3	36	83.16	85.51	87.56	30.40	97.66	30.39	225.00	63.66 to 97.04	77,736	68,065
-----ALL-----	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	241	98.41	98.54	95.05	15.11	103.68	40.37	192.88	96.63 to 99.51	63,121	59,995
2	34	64.61	77.12	66.53	39.16	115.91	30.39	225.00	55.02 to 78.84	32,232	21,445
-----ALL-----	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228
06											
07											
-----ALL-----	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	MEDIAN:	97	COV:	27.50	95% Median C.I.:	94.98 to 98.73	(!: Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	93	STD:	26.37	95% Wgt. Mean C.I.:	90.59 to 95.67	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	96	AVG.ABS.DEV:	17.68	95% Mean C.I.:	92.78 to 99.01	
TOTAL Assessed Value:	15,187,955							
AVG. Adj. Sales Price:	59,302	COD:	18.22	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	55,228	PRD:	102.97	MIN Sales Ratio:	30.39			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	2	135.82	135.82	147.77	14.24	91.91	116.48	155.16	N/A	65,500	96,792
23-0002	188	98.71	98.78	96.26	12.70	102.62	39.20	180.85	97.65 to 99.73	61,652	59,347
23-0003	14	71.67	80.11	70.66	41.73	113.38	30.39	225.00	50.56 to 94.93	51,903	36,673
23-0028	2	109.31	109.31	112.14	8.33	97.48	100.20	118.42	N/A	14,500	16,260
23-0039	3	84.32	81.54	86.40	15.94	94.39	60.00	100.31	N/A	17,433	15,061
23-0041											
23-0044	2	66.13	66.13	66.25	3.74	99.82	63.66	68.61	N/A	84,000	55,650
23-0049	5	92.81	105.62	108.92	37.93	96.97	55.02	185.79	N/A	42,000	45,746
23-0062	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
23-0069	17	78.84	79.78	89.81	18.51	88.83	52.45	117.46	60.39 to 99.25	105,075	94,370
23-0070	1	40.37	40.37	40.37			40.37	40.37	N/A	115,000	46,420
23-0071	40	83.87	94.74	83.65	33.50	113.26	45.88	192.88	71.78 to 99.65	37,283	31,187
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
ALL	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	42	71.41	81.02	74.31	37.15	109.03	30.39	225.00	60.39 to 84.32	38,018	28,250
Prior TO 1860											
1860 TO 1899	7	98.79	93.26	95.83	9.75	97.32	45.88	105.98	45.88 to 105.98	50,000	47,912
1900 TO 1919	64	98.00	99.33	95.79	15.05	103.70	63.15	180.85	95.83 to 100.71	50,268	48,152
1920 TO 1939	72	98.86	97.40	94.60	13.88	102.95	47.57	173.88	95.47 to 100.62	49,948	47,252
1940 TO 1949	17	98.69	106.05	98.35	15.81	107.83	79.71	160.76	90.42 to 131.98	45,902	45,145
1950 TO 1959	12	101.44	109.01	102.65	12.14	106.20	92.07	153.67	95.65 to 119.68	64,437	66,147
1960 TO 1969	15	99.51	100.40	94.38	12.64	106.37	80.81	145.21	83.70 to 105.59	98,616	93,079
1970 TO 1979	27	92.42	95.69	90.24	19.01	106.04	56.52	192.88	80.38 to 98.84	86,953	78,468
1980 TO 1989	4	69.53	75.73	99.28	37.04	76.29	44.14	119.73	N/A	73,575	73,043
1990 TO 1994	3	103.69	103.07	102.77	1.28	100.29	100.77	104.75	N/A	110,333	113,391
1995 TO 1999	5	84.79	90.03	92.22	11.96	97.63	76.56	119.86	N/A	103,100	95,076
2000 TO Present	7	99.25	97.39	97.24	8.90	100.16	75.52	120.24	75.52 to 120.24	146,664	142,611
ALL	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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TOTAL Assessed Value:	15,187,955							
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Printed: 01/17/2005 22:18:17

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	83.36	94.12	102.34	36.00	91.97	60.00	149.77	N/A	2,853	2,920
5000 TO 10000	13	100.31	120.43	122.05	41.07	98.68	56.07	225.00	72.55 to 173.20	8,269	10,092
Total \$											
1 TO 9999	13	98.50	107.16	111.48	35.44	96.12	56.07	192.88	61.71 to 153.67	6,070	6,767
10000 TO 29999	60	100.67	102.75	101.17	27.54	101.56	39.20	225.00	92.81 to 110.59	20,439	20,678
30000 TO 59999	94	97.85	93.86	93.02	15.34	100.91	45.88	180.85	94.18 to 99.65	45,143	41,990
60000 TO 99999	72	95.74	92.70	92.13	11.75	100.62	30.39	165.40	92.45 to 98.41	76,382	70,368
100000 TO 149999	24	93.11	91.60	91.23	15.72	100.41	40.37	155.16	82.96 to 100.46	120,000	109,475
150000 TO 249999	10	94.17	93.30	93.49	11.54	99.80	68.61	119.73	81.02 to 103.69	177,500	165,945
250000 TO 499999	2	91.63	91.63	92.36	8.67	99.22	83.69	99.58	N/A	302,500	279,380
ALL											
	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	61.71	68.90	64.43	16.42	106.94	56.07	98.50	N/A	4,360	2,809
5000 TO 10000	14	78.62	86.70	75.49	32.25	114.85	39.20	173.20	51.23 to 104.36	10,436	7,878
Total \$											
1 TO 9999	18	75.47	82.87	74.78	31.72	110.82	39.20	173.20	60.00 to 98.50	8,495	6,352
10000 TO 29999	62	94.89	94.85	82.70	30.87	114.70	30.39	225.00	74.60 to 101.15	25,332	20,948
30000 TO 59999	97	98.26	97.74	91.81	16.40	106.47	40.37	180.85	94.93 to 100.12	48,160	44,214
60000 TO 99999	71	97.28	95.70	94.04	8.50	101.77	60.01	123.35	94.54 to 98.79	80,770	75,958
100000 TO 149999	16	95.01	97.83	94.51	12.72	103.51	68.61	165.40	84.79 to 101.21	126,343	119,405
150000 TO 249999	10	100.80	105.73	101.47	14.31	104.20	83.69	155.16	85.25 to 119.86	182,700	185,389
250000 TO 499999	1	99.58	99.58	99.58			99.58	99.58	N/A	330,000	328,610
ALL											
	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

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Base Stat

State Stat Run

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Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	275	MEDIAN:	97	COV:	27.50	95% Median C.I.:	94.98 to 98.73	(!: Derived)
TOTAL Sales Price:	16,308,270	WGT. MEAN:	93	STD:	26.37	95% Wgt. Mean C.I.:	90.59 to 95.67	
TOTAL Adj.Sales Price:	16,308,270	MEAN:	96	AVG.ABS.DEV:	17.68	95% Mean C.I.:	92.78 to 99.01	
TOTAL Assessed Value:	15,187,955							
AVG. Adj. Sales Price:	59,302	COD:	18.22	MAX Sales Ratio:	225.00			
AVG. Assessed Value:	55,228	PRD:	102.97	MIN Sales Ratio:	30.39			

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## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	68.22	80.16	73.84	38.80	108.56	30.39	225.00	60.00 to 84.32	37,715	27,850
10	10	84.24	89.15	78.15	28.72	114.08	49.80	153.67	60.38 to 114.77	25,890	20,232
20	71	101.15	103.13	95.81	21.71	107.64	45.88	192.88	97.03 to 105.76	35,857	34,355
30	145	98.06	97.42	95.38	10.44	102.14	55.82	180.85	95.65 to 99.25	72,987	69,613
40	5	92.50	96.06	95.54	10.99	100.54	83.69	119.73	N/A	224,700	214,674
60	1	103.69	103.69	103.69			103.69	103.69	N/A	175,000	181,460
ALL	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	74.60	81.45	74.97	35.52	108.66	30.39	225.00	60.39 to 85.25	38,122	28,578
100	8	84.28	87.64	83.75	33.72	104.64	44.14	173.20	44.14 to 173.20	28,912	24,215
101	171	98.69	98.91	94.55	15.24	104.61	45.88	192.88	96.52 to 99.70	57,512	54,379
102	11	97.07	105.92	101.50	13.86	104.35	82.96	165.40	92.42 to 134.23	86,272	87,569
103	5	92.50	88.52	89.23	11.65	99.21	70.78	101.21	N/A	139,300	124,296
104	35	98.41	98.46	97.28	10.98	101.21	66.35	160.77	94.54 to 100.72	79,115	76,966
301	2	99.65	99.65	99.69	0.81	99.95	98.84	100.46	N/A	94,250	93,962
ALL	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	43	68.22	80.16	73.84	38.80	108.56	30.39	225.00	60.00 to 84.32	37,715	27,850
10	8	71.94	86.17	79.54	29.15	108.33	49.80	153.67	49.80 to 153.67	26,487	21,068
20	66	102.05	104.43	96.22	21.74	108.53	45.88	192.88	97.61 to 107.19	34,090	32,801
30	146	98.16	96.98	94.78	10.66	102.32	55.82	180.85	95.65 to 99.25	69,765	66,124
40	9	95.24	97.60	96.86	9.57	100.76	83.69	119.73	84.79 to 117.46	181,605	175,912
60	3	103.69	101.44	103.74	12.56	97.79	80.78	119.86	N/A	134,833	139,870
ALL	275	97.07	95.89	93.13	18.22	102.97	30.39	225.00	94.98 to 98.73	59,302	55,228

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	84	COV:	54.01	95% Median C.I.:	76.67 to 96.56
TOTAL Sales Price:	6,733,800	WGT. MEAN:	76	STD:	49.64	95% Wgt. Mean C.I.:	70.61 to 80.75
TOTAL Adj.Sales Price:	6,576,050	MEAN:	92	AVG.ABS.DEV:	27.70	95% Mean C.I.:	78.14 to 105.66
TOTAL Assessed Value:	4,976,560						
AVG. Adj. Sales Price:	131,521	COD:	32.91	MAX Sales Ratio:	358.33		
AVG. Assessed Value:	99,531	PRD:	121.44	MIN Sales Ratio:	22.02		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/01 TO 09/30/01	6	98.49	136.24	97.49	62.94	139.74	44.10	358.33	44.10 to 358.33	25,200	24,568
10/01/01 TO 12/31/01	2	93.40	93.40	93.61	7.06	99.78	86.81	100.00	N/A	48,500	45,400
01/01/02 TO 03/31/02	6	72.74	78.50	81.45	18.05	96.39	60.57	107.69	60.57 to 107.69	38,616	31,451
04/01/02 TO 06/30/02	5	100.00	115.20	89.76	24.80	128.35	79.46	192.00	N/A	84,150	75,534
07/01/02 TO 09/30/02	3	74.26	87.89	76.39	32.50	115.06	58.51	130.91	N/A	32,250	24,635
10/01/02 TO 12/31/02	5	50.71	60.23	42.87	48.63	140.48	22.02	101.53	N/A	83,600	35,840
01/01/03 TO 03/31/03	3	139.60	124.67	90.61	19.59	137.58	76.18	158.22	N/A	116,666	105,716
04/01/03 TO 06/30/03	6	88.90	95.69	89.80	15.20	106.56	77.50	140.00	77.50 to 140.00	31,791	28,549
07/01/03 TO 09/30/03	4	77.71	78.01	73.91	3.68	105.55	73.64	83.00	N/A	286,625	211,848
10/01/03 TO 12/31/03	1	98.89	98.89	98.89			98.89	98.89	N/A	90,000	89,000
01/01/04 TO 03/31/04	4	75.63	74.19	80.78	21.34	91.84	42.03	103.46	N/A	91,600	73,993
04/01/04 TO 06/30/04	5	67.69	64.65	72.86	27.94	88.74	30.75	102.67	N/A	603,400	439,610
-----Study Years-----											
07/01/01 TO 06/30/02	19	92.63	107.96	89.33	36.32	120.85	44.10	358.33	77.43 to 107.69	47,402	42,346
07/01/02 TO 06/30/03	17	85.33	89.00	70.26	31.95	126.68	22.02	158.22	58.51 to 130.91	62,088	43,620
07/01/03 TO 06/30/04	14	75.37	73.64	74.25	19.93	99.17	30.75	103.46	49.75 to 98.89	329,992	245,030
-----Calendar Yrs-----											
01/01/02 TO 12/31/02	19	79.46	84.84	70.21	32.54	120.83	22.02	192.00	60.57 to 101.53	61,431	43,130
01/01/03 TO 12/31/03	14	85.35	97.08	80.17	22.17	121.09	73.64	158.22	76.67 to 139.60	126,946	101,774
-----ALL-----											
	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHADRON	36	80.40	84.27	75.37	24.23	111.81	41.54	158.22	74.07 to 90.10	161,504	121,721
CRAWFORD	11	96.56	118.16	91.88	48.84	128.60	30.75	358.33	67.50 to 192.00	48,172	44,262
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	50,000	50,000
SUBURBAN	2	80.81	80.81	31.71	72.75	254.85	22.02	139.60	N/A	91,000	28,855
-----ALL-----											
	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	47	83.00	92.20	76.75	32.05	120.14	30.75	358.33	76.67 to 92.63	134,979	103,592
2	2	80.81	80.81	31.71	72.75	254.85	22.02	139.60	N/A	91,000	28,855
3	1	100.00	100.00	100.00			100.00	100.00	N/A	50,000	50,000
-----ALL-----											
	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	84	COV:	54.01	95% Median C.I.:	76.67 to 96.56
TOTAL Sales Price:	6,733,800	WGT. MEAN:	76	STD:	49.64	95% Wgt. Mean C.I.:	70.61 to 80.75
TOTAL Adj.Sales Price:	6,576,050	MEAN:	92	AVG.ABS.DEV:	27.70	95% Mean C.I.:	78.14 to 105.66
TOTAL Assessed Value:	4,976,560						
AVG. Adj. Sales Price:	131,521	COD:	32.91	MAX Sales Ratio:	358.33		
AVG. Assessed Value:	99,531	PRD:	121.44	MIN Sales Ratio:	22.02		

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## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	85.33	92.75	75.86	31.27	122.28	22.02	358.33	76.67 to 96.56	150,291	114,005
2	7	83.00	86.68	65.48	40.53	132.37	41.54	140.00	41.54 to 140.00	16,214	10,617
_____ALL_____	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010											
23-0002	36	80.40	84.51	75.43	24.53	112.04	41.54	158.22	74.07 to 90.10	161,615	121,902
23-0003											
23-0028											
23-0039											
23-0041											
23-0044											
23-0049	2	61.01	61.01	39.99	63.91	152.58	22.02	100.00	N/A	108,500	43,385
23-0062											
23-0069											
23-0070											
23-0071	12	98.28	119.22	92.68	46.90	128.64	30.75	358.33	76.67 to 130.91	45,075	41,774
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
_____ALL_____	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	<b>MEDIAN:</b>	<b>84</b>	COV:	54.01	95% Median C.I.:	76.67 to 96.56
TOTAL Sales Price:	6,733,800	WGT. MEAN:	76	STD:	49.64	95% Wgt. Mean C.I.:	70.61 to 80.75
TOTAL Adj.Sales Price:	6,576,050	MEAN:	92	AVG.ABS.DEV:	27.70	95% Mean C.I.:	78.14 to 105.66
TOTAL Assessed Value:	4,976,560						
AVG. Adj. Sales Price:	131,521	COD:	32.91	MAX Sales Ratio:	358.33		
AVG. Assessed Value:	99,531	PRD:	121.44	MIN Sales Ratio:	22.02		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	91.50	95.10	76.07	36.51	125.01	41.54	140.00	44.10 to 139.60	14,200	10,802
Prior TO 1860											
1860 TO 1899	2	78.88	78.88	52.52	36.93	150.17	49.75	108.00	N/A	52,500	27,575
1900 TO 1919	11	79.46	89.43	81.68	28.25	109.48	42.03	192.00	67.50 to 104.35	65,240	53,291
1920 TO 1939	7	97.50	141.49	105.13	52.09	134.59	85.33	358.33	85.33 to 358.33	57,171	60,103
1940 TO 1949	7	77.43	72.49	69.63	14.59	104.10	30.75	89.78	30.75 to 89.78	29,528	20,562
1950 TO 1959	4	81.05	71.90	60.85	37.75	118.15	22.02	103.46	N/A	88,875	54,082
1960 TO 1969	1	74.07	74.07	74.07			74.07	74.07	N/A	150,000	111,100
1970 TO 1979	4	81.87	84.70	74.55	14.28	113.61	72.38	102.67	N/A	997,250	743,473
1980 TO 1989	1	50.71	50.71	50.71			50.71	50.71	N/A	155,000	78,600
1990 TO 1994	3	77.50	84.56	79.61	10.25	106.22	76.18	100.00	N/A	118,333	94,200
1995 TO 1999											
2000 TO Present											
ALL	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	140.00	199.44	173.13	61.51	115.20	100.00	358.33	N/A	2,233	3,866
5000 TO 10000	6	95.50	106.74	105.17	39.02	101.49	44.10	192.00	44.10 to 192.00	7,750	8,150
Total \$											
1 TO 9999	7	108.00	151.81	129.20	56.35	117.50	81.33	358.33	81.33 to 358.33	4,742	6,127
10000 TO 29999	13	86.00	91.35	88.65	25.15	103.04	44.10	139.60	68.06 to 130.91	17,707	15,697
30000 TO 59999	15	77.43	78.65	80.07	27.09	98.22	30.75	158.22	60.57 to 92.63	47,293	37,867
60000 TO 99999	4	94.50	91.09	91.63	12.91	99.41	67.69	107.69	N/A	78,000	71,473
100000 TO 149999	2	76.61	76.61	80.11	35.06	95.63	49.75	103.46	N/A	115,000	92,125
150000 TO 249999	6	76.76	70.92	72.72	28.64	97.52	22.02	102.67	22.02 to 102.67	177,708	129,223
250000 TO 499999	1	76.18	76.18	76.18			76.18	76.18	N/A	285,000	217,100
500000 +	2	73.01	73.01	72.75	0.86	100.36	72.38	73.64	N/A	1,855,000	1,349,500
ALL	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	50	MEDIAN:	84	COV:	54.01	95% Median C.I.:	76.67 to 96.56
TOTAL Sales Price:	6,733,800	WGT. MEAN:	76	STD:	49.64	95% Wgt. Mean C.I.:	70.61 to 80.75
TOTAL Adj.Sales Price:	6,576,050	MEAN:	92	AVG.ABS.DEV:	27.70	95% Mean C.I.:	78.14 to 105.66
TOTAL Assessed Value:	4,976,560						
AVG. Adj. Sales Price:	131,521	COD:	32.91	MAX Sales Ratio:	358.33		
AVG. Assessed Value:	99,531	PRD:	121.44	MIN Sales Ratio:	22.02		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	100.00	167.48	79.59	104.74	210.43	44.10	358.33	N/A	4,066	3,236
5000 TO 10000	4	95.50	103.08	98.70	21.90	104.44	81.33	140.00	N/A	5,875	5,798
Total \$											
1 TO 9999	7	100.00	130.68	92.17	56.84	141.78	44.10	358.33	44.10 to 358.33	5,100	4,700
10000 TO 29999	17	85.33	88.84	72.12	35.41	123.19	30.75	192.00	58.51 to 130.91	23,476	16,930
30000 TO 59999	12	77.31	73.48	63.69	17.78	115.36	22.02	100.00	67.50 to 87.70	63,541	40,471
60000 TO 99999	6	101.62	101.66	90.21	21.41	112.70	50.71	158.22	50.71 to 158.22	84,916	76,600
100000 TO 149999	2	88.76	88.76	87.71	16.56	101.20	74.07	103.46	N/A	140,000	122,800
150000 TO 249999	4	88.01	88.72	87.12	12.38	101.84	76.18	102.67	N/A	219,812	191,492
500000 +	2	73.01	73.01	72.75	0.86	100.36	72.38	73.64	N/A	1,855,000	1,349,500
ALL											
	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	83.00	86.68	65.48	40.53	132.37	41.54	140.00	41.54 to 140.00	16,214	10,617
10	30	83.33	95.40	74.80	40.25	127.55	22.02	358.33	76.67 to 97.50	49,160	36,769
20	13	87.70	86.64	76.17	12.16	113.75	72.38	104.35	74.07 to 100.00	383,673	292,242
ALL											
	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	83.00	86.68	65.48	40.53	132.37	41.54	140.00	41.54 to 140.00	16,214	10,617
300	8	91.37	89.38	87.51	12.59	102.14	67.69	107.69	67.69 to 107.69	86,125	75,368
326	4	83.33	80.17	36.36	34.19	220.48	22.02	132.00	N/A	51,750	18,817
341	1	86.81	86.81	86.81			86.81	86.81	N/A	47,000	40,800
343	5	96.56	100.70	76.25	23.79	132.06	72.38	158.22	N/A	828,300	631,585
344	3	74.07	66.66	70.64	11.89	94.37	49.75	76.18	N/A	178,333	125,983
349	1	50.71	50.71	50.71			50.71	50.71	N/A	155,000	78,600
353	13	87.70	110.34	81.68	54.22	135.09	30.75	358.33	67.50 to 130.91	34,196	27,930
406	6	81.71	83.70	83.86	14.86	99.81	60.57	101.53	60.57 to 101.53	33,916	28,440
434	1	77.50	77.50	77.50			77.50	77.50	N/A	20,000	15,500
442	1	97.50	97.50	97.50			97.50	97.50	N/A	20,000	19,500
ALL											
	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531



# PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: Derived)

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PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531
04											
-----ALL-----	50	84.17	91.90	75.68	32.91	121.44	22.02	358.33	76.67 to 96.56	131,521	99,531

## **2005 Assessment Actions Report**

### **Dawes County**

#### **Residential**

Assessment actions taken to address the residential property class include the 7% increase to improvements in the town of Crawford. Further, all rural improvements were repriced with the new CAMA system that required much hand entering of data.

#### **Commercial**

The assessor reviewed the commercial property subclasses of storage garages, office buildings, warehouses, and all of the retail occupancy code (353). Adjustments were made to these subclasses to more closely match the current market.

#### **Agricultural**

For assessment year 2005, the assessor reviewed the unimproved land values and adjusted the various market area subclasses to more closely match 80% of market. In market area one, the 4G subclass was raised—and this translates to an increase of 4G special value for the other two market areas. In market area two, no changes were made, other than the increase of 4GA timber to \$225 for special value. In agricultural market area three, the market value for 4GA timber was raised to \$650 per acre (that had previously been \$450 per acre), to more closely match the current market.

#### **Other**

As a whole, every improvement value was converted to the new County Solutions CAMA system from that of Northeast Data. This probably changed a majority of the improvement values (not necessarily dramatically), since each system recognizes building components in a slightly different way.

<b>Total Real Property Value</b> (Sum 17,25,&30)	Records	7,178	Value	421,091,747	<b>Total Growth</b> (Sum 17,25,&41)	2,975,305
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## Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	342	1,582,015	49	293,265	107	947,110	498	2,822,390	
<b>2. Res Improv Land</b>	2,455	7,979,005	125	1,360,415	348	3,370,315	2,928	12,709,735	
<b>3. Res Improvmnts</b>	2,477	108,772,377	125	9,629,545	349	21,788,730	2,951	140,190,652	
<b>4. Res Total (Records - sum lines 1 &amp; 3; Value - sum lines 1 through 3)</b>							<b>3,449</b>	<b>155,722,777</b>	<b>1,002,220</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>5. Com UnImp Land</b>	81	993,730	6	133,480	2	15,310	89	1,142,520	
<b>6. Com Improv Land</b>	366	5,234,260	22	284,400	3	26,695	391	5,545,355	
<b>7. Com Improvmnts</b>	366	32,334,390	22	1,691,270	3	297,550	391	34,323,210	
<b>8. Com Total (Records - sum lines 5 &amp; 7; Value - sum lines 5 through 7)</b>							<b>480</b>	<b>41,011,085</b>	<b>551,980</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>9. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improv Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvmnts</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total (Records - sum lines 9 &amp; 11; Value - sum lines 9 through 10)</b>							<b>0</b>	<b>0</b>	<b>0</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvmnts</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total (Records - sum lines 13 &amp; 15; Value - sum lines 13 through 16)</b>							<b>0</b>	<b>0</b>	<b>0</b>
<b>17. Total Taxable</b>							<b>3,929</b>	<b>196,733,862</b>	<b>1,554,200</b>

**County 23 - Dawes**
**2005 County Abstract of Assessment for Real Property, Form 45**
**Schedule II: Tax Increment Financing (TIF)**

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	5	107,050	9,940,180	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	5	107,050	9,940,180
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				5	107,050	9,940,180

**Schedule III: Mineral Interest Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	15	17,613,925	0	0
24. Mineral Interest-Non-Producing		0	25	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	15	17,613,925	0
24. Mineral Interest-Non-Producing	25	0	0
25. Mineral Interest Total	40	17,613,925	0

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	161	5	336	502

**Schedule V: Agricultural Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	37	943,330	2,494	114,240,695	2,531	115,184,025
28. Ag-Improved Land	0	0	30	934,640	648	40,419,600	678	41,354,240
29. Ag-Improvements	0	0	30	2,565,990	648	47,639,705	678	50,205,695
30. Ag-Total Taxable							3,209	206,743,960

**County 23 - Dawes**
**2005 County Abstract of Assessment for Real Property, Form 45**
**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	0	0.000	0	23	25.000	200,625
33. HomeSite Improvements	0		0	26		2,060,745

35. FarmSite UnImp Land	0	0.000	0	0	0.000	0
36. FarmSite Impr Land	0	0.000	0	24	24.350	48,700
37. FarmSite Improv	0		0	26		505,245

39. Road & Ditches		0.000			127.680	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	27	27.000	183,365	27	27.000	183,365	
32. HomeSite Improv Land	537	570.000	3,975,585	560	595.000	4,176,210	
33. HomeSite Improvements	556		36,952,350	582		39,013,095	740,610
34. HomeSite Total				609	622.000	43,372,670	
35. FarmSite UnImp Land	26	26.000	39,000	26	26.000	39,000	
36. FarmSite Impr Land	557	559.000	850,000	581	583.350	898,700	
37. FarmSite Improv	606		10,687,355	632		11,192,600	680,495
38. FarmSite Total				658	609.350	12,130,300	
39. Road & Ditches		5,612.810			5,740.490		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,267	6,971.840	55,502,970	1,421,105

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	17	2,727.010	1,229,100	17	2,727.010	1,229,100

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	57	6,741.640	1,373,560
44. Recapture Val			0			2,850,260
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,058	505,309.810	94,374,620	2,115	512,051.450	95,748,180
44. Recapture Val			145,708,565			148,558,825

## County 23 - Dawes

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,089.600	1,211,970	2,089.600	1,211,970
47. 2A1	0.000	0	0.000	0	450.960	216,460	450.960	216,460
48. 2A	0.000	0	0.000	0	894.400	344,345	894.400	344,345
49. 3A1	0.000	0	0.000	0	3,320.550	1,278,415	3,320.550	1,278,415
50. 3A	0.000	0	0.000	0	1,621.070	567,380	1,621.070	567,380
51. 4A1	0.000	0	0.000	0	3,124.850	937,455	3,124.850	937,455
52. 4A	0.000	0	0.000	0	644.810	180,550	644.810	180,550
53. Total	0.000	0	0.000	0	12,146.240	4,736,575	12,146.240	4,736,575
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	26,054.140	7,555,695	26,054.140	7,555,695
56. 2D1	0.000	0	0.000	0	753.090	195,805	753.090	195,805
57. 2D	0.000	0	0.000	0	13,648.260	3,889,760	13,648.260	3,889,760
58. 3D1	0.000	0	0.000	0	6,689.940	1,505,250	6,689.940	1,505,250
59. 3D	0.000	0	0.000	0	8,983.490	1,751,785	8,983.490	1,751,785
60. 4D1	0.000	0	0.000	0	8,977.600	1,840,400	8,977.600	1,840,400
61. 4D	0.000	0	0.000	0	2,003.500	320,555	2,003.500	320,555
62. Total	0.000	0	0.000	0	67,110.020	17,059,250	67,110.020	17,059,250
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	3,577.630	804,975	3,577.630	804,975
64. 1G	0.000	0	0.000	0	23,798.980	5,949,770	23,798.980	5,949,770
65. 2G1	0.000	0	0.000	0	3,417.400	854,355	3,417.400	854,355
66. 2G	0.000	0	54.000	12,690	33,251.300	7,814,070	33,305.300	7,826,760
67. 3G1	0.000	0	0.000	0	16,658.340	3,081,810	16,658.340	3,081,810
68. 3G	0.000	0	151.000	23,405	40,403.830	6,262,610	40,554.830	6,286,015
69. 4G1	0.000	0	9.000	1,260	36,046.780	5,046,540	36,055.780	5,047,800
70. 4G	0.000	0	234.170	31,615	291,600.520	39,366,145	291,834.690	39,397,760
71. Total	0.000	0	448.170	68,970	448,754.780	69,180,275	449,202.950	69,249,245
72. Waste	0.000	0	2.000	40	4,328.210	86,565	4,330.210	86,605
73. Other	0.000	0	0.000	0	393.460	265,270	393.460	265,270
74. Exempt	0.000		0.000		23,643.140		23,643.140	
75. Total	0.000	0	450.170	69,010	532,732.710	91,327,935	533,182.880	91,396,945

## County 23 - Dawes

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	149.800	86,885	149.800	86,885
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	132.000	50,820	132.000	50,820
49. 3A1	0.000	0	0.000	0	96.880	37,295	96.880	37,295
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	99.300	29,790	99.300	29,790
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	477.980	204,790	477.980	204,790
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	11,145.340	3,240,450	11,145.340	3,240,450
56. 2D1	0.000	0	0.000	0	165.800	43,110	165.800	43,110
57. 2D	0.000	0	0.000	0	11,028.040	3,150,385	11,028.040	3,150,385
58. 3D1	0.000	0	0.000	0	1,218.720	274,585	1,218.720	274,585
59. 3D	0.000	0	0.000	0	195.000	38,025	195.000	38,025
60. 4D1	0.000	0	0.000	0	4,724.190	982,205	4,724.190	982,205
61. 4D	0.000	0	0.000	0	773.200	125,395	773.200	125,395
62. Total	0.000	0	0.000	0	29,250.290	7,854,155	29,250.290	7,854,155
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	4,084.770	919,070	4,084.770	919,070
64. 1G	0.000	0	0.000	0	5,575.330	1,407,345	5,575.330	1,407,345
65. 2G1	0.000	0	0.000	0	648.430	162,610	648.430	162,610
66. 2G	0.000	0	0.000	0	13,798.810	3,266,920	13,798.810	3,266,920
67. 3G1	0.000	0	0.000	0	1,745.330	323,350	1,745.330	323,350
68. 3G	0.000	0	0.000	0	422.160	65,440	422.160	65,440
69. 4G1	0.000	0	0.000	0	7,759.460	1,125,235	7,759.460	1,125,235
70. 4G	0.000	0	0.000	0	32,069.250	4,455,645	32,069.250	4,455,645
71. Total	0.000	0	0.000	0	66,103.540	11,725,615	66,103.540	11,725,615
72. Waste	0.000	0	0.000	0	1,122.200	22,445	1,122.200	22,445
73. Other	0.000	0	0.000	0	464.730	294,865	464.730	294,865
74. Exempt	0.000		0.000		988.080		988.080	
75. Total	0.000	0	0.000	0	97,418.740	20,101,870	97,418.740	20,101,870

## County 23 - Dawes

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	12.000	6,960	12.000	6,960
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	15.000	5,775	15.000	5,775
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	19.000	5,320	19.000	5,320
53. Total	0.000	0	0.000	0	46.000	18,055	46.000	18,055
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	12.000	3,360	12.000	3,360
55. 1D	0.000	0	368.780	111,130	5,677.630	1,743,055	6,046.410	1,854,185
56. 2D1	0.000	0	0.000	0	51.000	13,260	51.000	13,260
57. 2D	0.000	0	717.380	218,105	6,531.010	2,008,870	7,248.390	2,226,975
58. 3D1	0.000	0	466.330	112,525	3,227.680	811,195	3,694.010	923,720
59. 3D	0.000	0	0.000	0	117.000	24,425	117.000	24,425
60. 4D1	0.000	0	157.600	32,310	4,874.300	1,118,410	5,031.900	1,150,720
61. 4D	0.000	0	42.300	6,770	798.620	145,965	840.920	152,735
62. Total	0.000	0	1,752.390	480,840	21,289.240	5,868,540	23,041.630	6,349,380
<b>Grass:</b>								
63. 1G1	0.000	0	248.340	55,875	56,334.360	16,231,525	56,582.700	16,287,400
64. 1G	0.000	0	264.110	67,780	3,964.100	1,092,455	4,228.210	1,160,235
65. 2G1	0.000	0	16.000	4,000	100.430	26,535	116.430	30,535
66. 2G	0.000	0	1,386.360	335,305	9,434.070	2,468,065	10,820.430	2,803,370
67. 3G1	0.000	0	277.270	51,775	3,902.410	762,170	4,179.680	813,945
68. 3G	0.000	0	17.000	2,635	453.400	70,275	470.400	72,910
69. 4G1	0.000	0	549.070	99,610	8,764.430	1,534,280	9,313.500	1,633,890
70. 4G	0.000	0	1,998.270	284,855	52,446.970	8,459,760	54,445.240	8,744,615
71. Total	0.000	0	4,756.420	901,835	135,400.170	30,645,065	140,156.590	31,546,900
72. Waste	0.000	0	28.000	560	135.170	2,705	163.170	3,265
73. Other	0.000	0	215.940	176,400	2,104.330	1,648,175	2,320.270	1,824,575
74. Exempt	0.000		691.620		52,919.270		53,610.890	
75. Total	0.000	0	6,752.750	1,559,635	158,974.910	38,182,540	165,727.660	39,742,175



**County 23 - Dawes**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule X: Agricultural Records: AgLand Market Area Totals**

<b>AgLand</b>	<b>Urban Acres</b>	<b>Value</b>	<b>SubUrban Acres</b>	<b>Value</b>	<b>Rural Acres</b>	<b>Value</b>	<b>Total Acres</b>	<b>Value</b>
<b>76.Irrigated</b>	0.000	0	0.000	0	12,670.220	4,959,420	12,670.220	4,959,420
<b>77.Dry Land</b>	0.000	0	1,752.390	480,840	117,649.550	30,781,945	119,401.940	31,262,785
<b>78.Grass</b>	0.000	0	5,204.590	970,805	650,258.490	111,550,955	655,463.080	112,521,760
<b>79.Waste</b>	0.000	0	30.000	600	5,585.580	111,715	5,615.580	112,315
<b>80.Other</b>	0.000	0	215.940	176,400	2,962.520	2,208,310	3,178.460	2,384,710
<b>81.Exempt</b>	0.000	0	691.620	0	77,550.490	0	78,242.110	0
<b>82.Total</b>	0.000	0	7,202.920	1,628,645	789,126.360	149,612,345	<b>796,329.280</b>	<b>151,240,990</b>

# 2005 Agricultural Land Detail

## County 23 - Dawes

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,089.600	17.20%	1,211,970	25.59%	580.000
2A1	450.960	3.71%	216,460	4.57%	479.998
2A	894.400	7.36%	344,345	7.27%	385.001
3A1	3,320.550	27.34%	1,278,415	26.99%	385.000
3A	1,621.070	13.35%	567,380	11.98%	350.003
4A1	3,124.850	25.73%	937,455	19.79%	300.000
4A	644.810	5.31%	180,550	3.81%	280.004
Irrigated Total	12,146.240	100.00%	4,736,575	100.00%	389.962

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	26,054.140	38.82%	7,555,695	44.29%	289.999
2D1	753.090	1.12%	195,805	1.15%	260.002
2D	13,648.260	20.34%	3,889,760	22.80%	285.000
3D1	6,689.940	9.97%	1,505,250	8.82%	225.002
3D	8,983.490	13.39%	1,751,785	10.27%	195.000
4D1	8,977.600	13.38%	1,840,400	10.79%	204.999
4D	2,003.500	2.99%	320,555	1.88%	159.997
Dry Total	67,110.020	100.00%	17,059,250	100.00%	254.198

### Grass:

1G1	3,577.630	0.80%	804,975	1.16%	225.002
1G	23,798.980	5.30%	5,949,770	8.59%	250.001
2G1	3,417.400	0.76%	854,355	1.23%	250.001
2G	33,305.300	7.41%	7,826,760	11.30%	235.000
3G1	16,658.340	3.71%	3,081,810	4.45%	185.001
3G	40,554.830	9.03%	6,286,015	9.08%	155.000
4G1	36,055.780	8.03%	5,047,800	7.29%	139.999
4G	291,834.690	64.97%	39,397,760	56.89%	135.000
Grass Total	449,202.950	100.00%	69,249,245	100.00%	154.160

Irrigated Total	12,146.240	2.28%	4,736,575	5.18%	389.962
Dry Total	67,110.020	12.59%	17,059,250	18.67%	254.198
Grass Total	449,202.950	84.25%	69,249,245	75.77%	154.160
Waste	4,330.210	0.81%	86,605	0.09%	20.000
Other	393.460	0.07%	265,270	0.29%	674.198
Exempt	23,643.140	4.43%			
Market Area Total	533,182.880	100.00%	91,396,945	100.00%	171.417

### As Related to the County as a Whole

Irrigated Total	12,146.240	95.86%	4,736,575	95.51%	
Dry Total	67,110.020	56.21%	17,059,250	54.57%	
Grass Total	449,202.950	68.53%	69,249,245	61.54%	
Waste	4,330.210	77.11%	86,605	77.11%	
Other	393.460	12.38%	265,270	11.12%	
Exempt	23,643.140	30.22%			
Market Area Total	533,182.880	66.96%	91,396,945	60.43%	

# 2005 Agricultural Land Detail

## County 23 - Dawes

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	149.800	31.34%	86,885	42.43%	580.006
2A1	0.000	0.00%	0	0.00%	0.000
2A	132.000	27.62%	50,820	24.82%	385.000
3A1	96.880	20.27%	37,295	18.21%	384.960
3A	0.000	0.00%	0	0.00%	0.000
4A1	99.300	20.77%	29,790	14.55%	300.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	477.980	100.00%	204,790	100.00%	428.448

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	11,145.340	38.10%	3,240,450	41.26%	290.744
2D1	165.800	0.57%	43,110	0.55%	260.012
2D	11,028.040	37.70%	3,150,385	40.11%	285.670
3D1	1,218.720	4.17%	274,585	3.50%	225.306
3D	195.000	0.67%	38,025	0.48%	195.000
4D1	4,724.190	16.15%	982,205	12.51%	207.909
4D	773.200	2.64%	125,395	1.60%	162.176
Dry Total	29,250.290	100.00%	7,854,155	100.00%	268.515

### Grass:

1G1	4,084.770	6.18%	919,070	7.84%	224.999
1G	5,575.330	8.43%	1,407,345	12.00%	252.423
2G1	648.430	0.98%	162,610	1.39%	250.774
2G	13,798.810	20.87%	3,266,920	27.86%	236.753
3G1	1,745.330	2.64%	323,350	2.76%	185.265
3G	422.160	0.64%	65,440	0.56%	155.012
4G1	7,759.460	11.74%	1,125,235	9.60%	145.014
4G	32,069.250	48.51%	4,455,645	38.00%	138.938
Grass Total	66,103.540	100.00%	11,725,615	100.00%	177.382

Irrigated Total	477.980	0.49%	204,790	1.02%	428.448
Dry Total	29,250.290	30.03%	7,854,155	39.07%	268.515
Grass Total	66,103.540	67.86%	11,725,615	58.33%	177.382
Waste	1,122.200	1.15%	22,445	0.11%	20.000
Other	464.730	0.48%	294,865	1.47%	634.486
Exempt	988.080	1.01%			
Market Area Total	97,418.740	100.00%	20,101,870	100.00%	206.345

### As Related to the County as a Whole

Irrigated Total	477.980	3.77%	204,790	4.13%	
Dry Total	29,250.290	24.50%	7,854,155	25.12%	
Grass Total	66,103.540	10.09%	11,725,615	10.42%	
Waste	1,122.200	19.98%	22,445	19.98%	
Other	464.730	14.62%	294,865	12.36%	
Exempt	988.080	1.26%			
Market Area Total	97,418.740	12.23%	20,101,870	13.29%	

# 2005 Agricultural Land Detail

## County 23 - Dawes

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	12.000	26.09%	6,960	38.55%	580.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	15.000	32.61%	5,775	31.99%	385.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	19.000	41.30%	5,320	29.47%	280.000
Irrigated Total	46.000	100.00%	18,055	100.00%	392.500

### Dry:

1D1	12.000	0.05%	3,360	0.05%	280.000
1D	6,046.410	26.24%	1,854,185	29.20%	306.658
2D1	51.000	0.22%	13,260	0.21%	260.000
2D	7,248.390	31.46%	2,226,975	35.07%	307.237
3D1	3,694.010	16.03%	923,720	14.55%	250.058
3D	117.000	0.51%	24,425	0.38%	208.760
4D1	5,031.900	21.84%	1,150,720	18.12%	228.684
4D	840.920	3.65%	152,735	2.41%	181.628
Dry Total	23,041.630	100.00%	6,349,380	100.00%	275.561

### Grass:

1G1	56,582.700	40.37%	16,287,400	51.63%	287.851
1G	4,228.210	3.02%	1,160,235	3.68%	274.403
2G1	116.430	0.08%	30,535	0.10%	262.260
2G	10,820.430	7.72%	2,803,370	8.89%	259.081
3G1	4,179.680	2.98%	813,945	2.58%	194.738
3G	470.400	0.34%	72,910	0.23%	154.995
4G1	9,313.500	6.65%	1,633,890	5.18%	175.432
4G	54,445.240	38.85%	8,744,615	27.72%	160.613
Grass Total	140,156.590	100.00%	31,546,900	100.00%	225.083

Irrigated Total	46.000	0.03%	18,055	0.05%	392.500
Dry Total	23,041.630	13.90%	6,349,380	15.98%	275.561
Grass Total	140,156.590	84.57%	31,546,900	79.38%	225.083
Waste	163.170	0.10%	3,265	0.01%	20.009
Other	2,320.270	1.40%	1,824,575	4.59%	786.363
Exempt	53,610.890	32.35%			
Market Area Total	165,727.660	100.00%	39,742,175	100.00%	239.804

### As Related to the County as a Whole

Irrigated Total	46.000	0.36%	18,055	0.36%	
Dry Total	23,041.630	19.30%	6,349,380	20.31%	
Grass Total	140,156.590	21.38%	31,546,900	28.04%	
Waste	163.170	2.91%	3,265	2.91%	
Other	2,320.270	73.00%	1,824,575	76.51%	
Exempt	53,610.890	68.52%			
Market Area Total	165,727.660	20.81%	39,742,175	26.28%	

# 2005 Agricultural Land Detail

## County 23 - Dawes

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	12,670.220	4,959,420
Dry	0.000	0	1,752.390	480,840	117,649.550	30,781,945
Grass	0.000	0	5,204.590	970,805	650,258.490	111,550,955
Waste	0.000	0	30.000	600	5,585.580	111,715
Other	0.000	0	215.940	176,400	2,962.520	2,208,310
Exempt	0.000	0	691.620	0	77,550.490	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>7,202.920</b>	<b>1,628,645</b>	<b>789,126.360</b>	<b>149,612,345</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	12,670.220	4,959,420	12,670.220	1.59%	4,959,420	3.28%	391.423
Dry	119,401.940	31,262,785	119,401.940	14.99%	31,262,785	20.67%	261.828
Grass	655,463.080	112,521,760	655,463.080	82.31%	112,521,760	74.40%	171.667
Waste	5,615.580	112,315	5,615.580	0.71%	112,315	0.07%	20.000
Other	3,178.460	2,384,710	3,178.460	0.40%	2,384,710	1.58%	750.272
Exempt	78,242.110	0	78,242.110	9.83%	0	0.00%	0.000
<b>Total</b>	<b>796,329.280</b>	<b>151,240,990</b>	<b>796,329.280</b>	<b>100.00%</b>	<b>151,240,990</b>	<b>100.00%</b>	<b>189.922</b>

\* Department of Property Assessment & Taxation Calculates

## 2005 County Abstract of Assessment for Real Property, Survey

23 Dawes

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### Staffing and Funding Information

<b>Deputy(ies) on staff</b>	1	<b>Adopted Budget</b>	148827
<b>Appraiser(s) on staf</b>	0	<b>Requested Budget</b>	154417
<b>Other full-time employees</b>	1	<b>Appraisal</b>	12500
<b>Other part-time employees</b>	1	<b>Education/Workshop</b>	2500
<b>Shared employees</b>	0	<b>County Reappraisal Budget</b>	0
		<b>Other</b>	0

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### Residential Appraisal Information

	<b>Residential Urban</b>	<b>Residential Suburban</b>	<b>Residential Rural</b>	<b>Residential Ag</b>
<b>Data Collection by Whom</b>	Staff	Staff	Staff	Staff
<b>Valuation by Whom</b>	Assessor	Assessor	Assessor	Assessor
<b>Reappraisal Date</b>				
<b>Pickup Work by Whom</b>	Staff	Staff	Staff	Staff
<b>Marshall Date</b>	2001	2001	2001	2001
<b>Depreciation Date</b>	2005	2005	2005	2005
<b>Market Date</b>	2005	2005	2005	2005
<b># of Market Areas</b>	0	0	3	3

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### Commercial, Industrial and Agricultural Appraisal Information

	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>
<b>Data Collection by Whom</b>	Staff		Staff
<b>Valuation by Whom</b>	Assessor		Assessor
<b>Reappraisal Date</b>	2002		
<b>Pickup Work by Whom</b>	Staff		Staff
<b>Marshall Date</b>	2000		2001
<b>Depreciation Date</b>	2002		2005
<b>Market Date</b>	2005		2005
<b>Income Date</b>	2002		
<b># of Market Area</b>	0	0	3
<b>Record Maintenance</b>			Staff
<b>Soil Survey Date</b>			1976
<b>Land Use Date</b>			1976
<b>Who Completed Land Use</b>			Other
<b>Last Inspected</b>			

## 2005 County Abstract of Assessment for Real Property, Survey

23 Dawes

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### Computer and Automation Information

<b>CAMA software used (if applicable)</b>	MicroSolve
<b>Administration software used (if applicable)</b>	MIPS/County Solutions
<b>GIS software used (if applicable)</b>	GISWorkShop
<b>Personal Property software</b>	MIPS/County Solutions

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### Annual Maintenance Information

	<b># of Permits</b>	<b># of Information Statements</b>	<b>Other</b>
<b>Residential</b>	66	0	0
<b>Commercial</b>	3	0	0
<b>Industrial</b>	0	0	0
<b>Agricultural</b>	0	20	0

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### Mapping Information

<b>Cadastral Date</b>	197
<b>Cadastral Book Maintenance</b>	Other
<b>CityZone</b>	
<b>Zoning Date</b>	F
<b>Cities with Zoning:</b>	CHADRON
	CRAWFORD

## 2005 County Abstract of Assessment for Real Property, Survey

23 Dawes

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### Contracted Services: Administrative Services

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
County Solutions	12100	6/30/2005

County Solutions program is used to compile the abstract. There is also a charge for the CAMA program of approx. \$4500/year. This is the costing of improvements

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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### Appraisal Services

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
PRITCHARD & ABBOTT	2200	1/1/2006

PRITCHARD & ABBOTT, CROW BUTTE URANIUM & LIIGATION.

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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## 2005 County Abstract of Assessment for Real Property, Survey

23 Dawes

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### Assessor Comments

2005 has been a very trying year. With the passing of Don Stout it was necessary to convert to a new computer program. I cannot tell you how many times I did different checks to make sure all data was correct. After one check would get done it was on to the next. This was done more times than I care to admit but was necessary to assure reliability. However, there are still minor issues that will need to be addressed for the upcoming year. I can say that it was much easier when all the data was contained in one system (Don's) then trying to get 3 separate systems to all correlate. It has been a nightmare to say the least. My staff had to one by one go through over 2700 urban parcels and 500 plus commercial parcels in CAMA to as closely as possible mirror the 2004 values. Of course using a different costing table than what had previously been used this did not mirror exactly. Then on top of that we had construction being done on the courthouse that was very exasperating to deal with while trying to get your work done. I have done the best I can to try to accommodate a new system and still fulfill all of the statutory requirements. I anticipate a smoother 2006 process (I hope). The market has been increasing particularly for ag land as is evidenced by the huge increase in value. With that said I anticipate more than my share of time in front of BOE and TERC. The minimum per acre selling price has been about \$250 to \$300 which caused a significant increase in value. I also did a review of all rural parcels along with taking digital photos and attaching those in CAMA. There were approximately 1149 parcels visited and one by one entered into CAMA by myself. This process has lots of merit. We discovered numerous additions to several properties and other discrepancies. It goes without saying that this was very time consuming. The new pricing that was utilized via the CAMA costing resulted in outbuilding values going up. The outbuildings have not been repriced for at least 15 years if not more. BOE & TERC will probably see me more on this issue also. I have also been slowly but surely working on the GIS program. We are about finished up with the land use segment. The small parcels that have been broke out near the towns are going to be challenging to say the least. Considering cadastral maps have not been maintained for 25 years plus I feel we are making progress, not at break neck speed but it is progress. I will say that I do like County Solutions and working with Glenn. CAMA however, has a few flaws that need worked out. Another issue with CAMA was that there was not the capability to make a percentage adjustment to a particular subset of properties. Mike however, did work with Boston on getting this capability for me and several other counties have shown an interest in this capability. I was used to Don being able to adjust by a percentage any number of subsets. I needed this capability for the town of Crawford for 2005. With all other tasks I was performing I was not able to one by one review Crawford. That will be done in 2006. I will say that Glenn & Mike have been wonderful in assisting in this transition. I could not have done it without their help.

5-YEAR PLAN  
DAWES COUNTY ASSESSOR  
9-1-04  
CONNIE SANDOZ

RECEIVED

AUG 30 2004

NEBRASKA DEPARTMENT OF  
PROPERTY ASSESSMENT & TAXATION

This plan is prepared and submitted to fulfill the statutory requirement of 77-1311.  
(As redundant as it is)

**Year 1:** To rectify the adjustments that TERC made in tax year 2004. Their action caused great inequity in the rural areas. To accommodate their action a functional depreciation was added to some rural properties and will need to be removed. Considering Don Stout's declining health, I am in the process of converting over to County Solutions Software. This will be very time consuming assuring that all records are cloned from one system to the other along with verifying codes (which are many). I am in the process of acquiring digital photos of the rural property and we are requesting interior inspections at the same time and noting any changes on the card.

Parcel I.D.'s are close to completion in GIS and land use will hopefully be done by this time in 2005 and then will come connecting CAMA & GIS. CAMA data is close to being complete as far as property characteristics and I (Connie) will need to go through each improved parcel one by one to verify values, codes etc. which will depend on performing all of the below mentioned duties.

Also done throughout the year will be monitoring mobile homes, mobile home court reports, preparing my office budget, maintaining office inventory, personnel files, completing the 521's, correcting and reviewing the sales rosters, maintaining permissive exempts, preparing the abstract, preparing personal property, printing and filing 8000+ valuation sheets in card files, printing, stuffing and mailing 8000 ± valuation notices, reviewing the statistics of sales to derive value that will only be changed so don't plan on spending a whole lot of time on this aspect, prepare certification of values for subdivisions, prepare tax book, field numerous daily questions, 2 months of time spent on protests, entertain high school students for county government day, attend training workshops, inspect properties, perform pickup work., perform splits of property, make tax list corrections, keep computer equipment in proper working order, cleaning office each day due to construction in the courthouse and many other duties to numerous to mention. Adhere to the progress report on sales review standards, record keeping standards, revaluation steps except for item 8 that refers to testing, refinement and final values, which are a function of TERC & DPAT. Prepare a procedures manual. This paragraph applies to years 1 through 5.

**Year 2:** Probably correct any adjustments that higher entities make based on whatever statistic they target. Continue with all unaccomplished tasks of year 1. Will continue

acquiring digital photographs & interior inspections of any unfinished rural properties and then we will proceed to pester the property owners in Crawford & Whitney.

**Year 3:** Complete unaccomplished year 1 & 2 goals and fix values that TERC adjusts. Continue to be in compliance with what the Legislature sets out for assessor's to do and as dictated by Property Assessment & Taxation, TERC, AHLVB, BOE, property owners and all other individuals that have a higher degree of understanding of what value should be.

**Year 4:** Hopefully start pestering the commercial owners for inspections and new data. Continue with uncompleted years 1-3 goals along with all of those items referenced in year 1 and accommodation of any other items the legislature hands down.

**Year 5:** Review and inspect property in the city of Chadron. Review years 1-4 for unaccomplished goals.

### **APPLICABLE TO ALL YEARS**

**The above goals will only be accomplished providing availability of money, personnel & time.** Considering the breakneck speed that the legislature changes laws and requirements one feels as though there is not enough money, time or personnel to complete any one task with the degree of accuracy desired.

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<sup>i</sup> See attached listing of other duties that must be performed each year.

Connie Sanders

## DUTIES OF COUNTY ASSESSOR

- Chapter 77 of the Nebraska Statutes governs all actions of the County Assessor
- Must satisfactory complete an exam to hold the office of County Assessor
- Permissive Exemptions- Religious, charitable and educational entities
- Mobile Homes
- Mobile Home Court Reports
- Personal Property
- Homestead Exemptions
- Maintain Cadastral Maps
- 521's Real Estate Transfers-Sale of property
- Sales Rosters
- CTL (Certificate of Taxes Levied Report)
- Abstract= Value of each class of property and inventory of each type
- Analyze sales
- Set values based on the sales of property
- Pickup work ( Any new construction have to get measurements, type of construction, number of rooms, siding, roof, plumbing fixtures and add to rolls
- Maintain data on every property in county. (measurements, year built, owner, legal description, value, and a host of other information.
- Use the soil survey
- Perform breakouts of property. (When an owner has 40 acres and sells 5 acres etc.)
- Knowledge of legal descriptions i.e NW1/4SW1/4NE4, metes and bounds descriptions
- Protest process
- CAMA (Computer Assisted Mass Appraisal)
- GIS (geographical information system)
- TERC (Tax Equalization and Review Commission) Property owners can protest their VALUE to this body if they don't agree with the County Boards decision.
- Required to have continuing Education to maintain certificate to hold Assessor's position
- Maintain Personnel files
- Maintain Procedures
- Valuation VS. Taxation Separate duties
- Use Marshall and Swift Valuation manuals
- Central Assessed property (Railroads, Power companies, telephone companies, etc.)
- Levy
- Zoning-special valuation
- Building permits (Cities bring a copy to me to let me know that someone is erecting a new structure then I gather data, enter on computer and value it)

- Growth (Tracking how much of the total value is new structure)
- Intent to tax (Public owned property that is not used for a public purpose)
- My values are measured by the Department of Property of Assessment & taxation and the TERC (Tax Equalization and review Commission)
- Statistics used for values are the median COD & PRD
- Responsible for sending out Notice of Valuation on every parcel
- Prepare plan of assessment & assessor survey for state
- Prepare 5 year plan of assessment
- Certification of values to taxing subdivisions and Department of Education
- Maintain inventory of office equipment and furniture
- Prepare office budget
- Certify Trusts owning land
- Certify Homestead Loss
- Calculate In Lieu of Taxes
- Prepare and monitor TIF (Tax Increment Financing) projects and tax statements
- Provide data for the plat maps
- Prepare Tax List and deliver to Treasurer
- Prepare accelerated tax list corrections for mobile homes
- Report over/under and omitted property

State of Nebraska  
Department of Property Assessment and Taxation

**2004 Progress Report for  
Dawes County**

**Introduction**

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

**Plan of Assessment**

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

**Purpose of the Department's 2004 Progress Report**

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

## **Standards**

### **I. Sales Review Standards**

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

*Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))*

*Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.*

*Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.*

*Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.*

## **Findings of Sales Review Standards**

*Standard One (1)* – The assessor basically agrees with this Standard—if the sale is offered on the open market, it is assumed to be arm’s-length, unless information obtained during verification proves otherwise.

*Standard Two (2)* – The Dawes County assessor exceeds the minimum required by this Standard. Mailed questionnaires are sent to one of the primary parties to the sale for all three property classes.

*Standard Three (3)* – Once the completed verification questionnaires are returned to the assessor’s office, these are kept in a separate notebook for each of the three property classes.

*Standard Four (4)* – The only adjustments made by the assessor are for personal property discovered during the verification process that is not found on line 23 of the Real Estate Transfer Statement.

## **Conclusion**

The Dawes County assessor is in full compliance with the four minimum Sales Review Standards, and exceeds those of Standard Two.

## **II. Property Record Keeping Standards**

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

*Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or*



more prior years history of the final assessed value of land and improvements. 10-004.01A (8).

*Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.*

*Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.*

### **Findings of Property Record Keeping Standards**

*Standard One (1) – The County is in substantial compliance with this Standard, with the exception of no cadastral map reference (due to the fact that the County does not have updated cadastrals).*

*Standard Two (2) – Dawes County still lacks the Department's unique six-digit code within the record file (and doubts if her software vendor will be able to add this at this time). Further, there is no cost index date on the RCN printout, or reference to the particular date of depreciation used for improvements.*

*Standard Three (3)* – The County typically uses the cost approach to value (that is, RCN minus depreciation), and the RCN sheet is part of the record file. However, a statement of value reconciliation or value correlation is not part of the record file.

### **Conclusion**

Dawes County is still lacking the items reviewed last year that would assure compliance with the Property Record Keeping Standards. It is true that the County will be implementing a new CAMA program, and perhaps the cost index and depreciation table references should be mentioned to the vendor.

### **III. Five Year Plan of Assessment Standards**

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

#### **Steps in a Revaluation**

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
  - Staff
  - Data processing support
  - Existing system and procedures
  - Budget

4. Planning and organization
  - Objectives
  - Work plans and assignment of responsibilities
5. System acquisition or development
  - Forms, manuals, and valuation schedules
  - Software
6. Pilot Study
7. Data collection
  - Property characteristics data
  - Sales, income/expense, and cost data
8. Valuation
  - Initial Values
  - Testing, refinement, and final values
9. Value Defense
  - Informal hearing
  - Appeal boards
10. Final ratio study

For the five-year plan of assessment there are six standards:

*Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.*

*Standard Two (2): The plan should address level of value and quality of assessment.*

*Standard Three (3): Budgeting, staffing, and training issues should be discussed.*

*Standard Four (4): There should be a time line for accomplishing goals.*

*Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.*

*Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.*

### **Findings of Five Year Plan of Assessment**

*Standard One (1)* – It is recommended that the assessor reformat her Five-Year Plan by year for the upcoming years.

*Standard Two (2)* – Once the above is done concentration on the overall level of value for each property class (as well as quality of assessment) via specific actions taken for each class/subclass can be explained to ensure future compliance with level and quality.

*Standard Three (3)* – The current (at the time the original Plan was written) staff situation and a notation of budgetary constraints are mentioned in general. It is recommended that these be revised to address the specific assessment goals for each year that should be outlined in the Plan. It is believed that this would enable the assessor to address the staffing and budget issues with the CBOE.

*Standard Four (4)* – The specifics of a timeline were discussed with the assessor. The specific time period (month, for instance) for accomplishing the above assessment goals should be established in order to ensure completion of the specific goals for each assessment year.

*Standard Five (5)* – It is recommended that historical data should be eliminated that can currently be found either on the assessor survey, or the abstract of assessment.

*Standard Six (6)* – Since the assessor and her staff perform many of the physical review tasks, this should be written in the Plan itself.

### **Conclusion**

It is strongly recommended that the Dawes County assessor implement the aforementioned items contained in the six Standards. This will provide her with an effective assessment and budgetary tool to accomplish future assessment goals.

### **Informational Data**

#### **I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)**

*The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.*

### **Conclusion**

On-site inspections during the physical review process include comparison of current improvements with those listed on the property record card. Remodeling and updating are noted, and the assessor and her staff usually perform the physical review for all improvements other than commercial. As previously mentioned, these facts can be incorporated into the Five-Year Plan of Assessment.

## **II. Assessment Procedures Manual**

*Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.*

*If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.*

*Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.*

## **Conclusion**

At present, there is no hardcopy of an assessment procedures manual. Some of the items that would be contained in a manual are stored on the County's computer hard drive. It is suggested that the assessor examine this material in light of the "Steps in a Revaluation" outline and work toward a usable reference tool.

## **2005 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Dawes County**

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Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Dawes County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dawes County is in compliance with generally accepted mass appraisal practices.

### **Special Valuation of Agricultural Land**

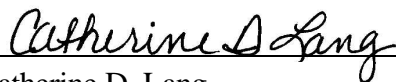
It is my opinion that the level of value of the special valuation of the class of agricultural land in Dawes County is 74% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Dawes County is in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Dawes County is 76% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Dawes County is not in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.



  
Catherine D. Lang  
Property Tax Administrator

# **SPECIAL VALUE SECTION**

## **CORRELATION for**

### **Dawes County**

#### **I. Agricultural Land Value Correlation**

Reviewing the “Dawes County Agricultural Land Sales Criteria” document that was submitted by the assessor (included in the Reports and Opinion), and comparing this with the document submitted last year reveals that both are the same. The reason for this statement is to summarize the procedure used to measure agricultural and special value land within Dawes County. As stated last year, the land that is not influenced by non-agricultural market factors can be defined as the land that falls within agricultural Market Area One.

A review of the agricultural unimproved sales file indicates that twenty sales occurred during the timeframe of the sales study that were coded as falling geographically within Market Area One. Since the assessor considers this land as uninfluenced, there is would be no difference in value between special and recapture value within this area only. Examination of the three measures of central tendency shows an overall median of 74% (rounded), a weighted mean of 79% (rounded) and an arithmetic mean of 81 (rounded). The coefficient of dispersion is 26.36 and the price-related differential is 102.79. Further examination of the file reveals that two outliers appear to be skewing both the mean and the COD. The hypothetical removal of these would leave eighteen sales, and the following statistical profile: the median would be unchanged, but both the rounded weighted mean and arithmetic mean would be 79%. The COD would then be within less than one point of compliance at 20.69, and the PRD would drop approximately three points to become 99.73. For purposes of direct equalization, the median will be used to describe the overall level of value, and the non-skewed qualitative statistics will be used to represent assessment quality. Based on these figures, and the overall assessment practices of the County, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for agricultural land.

# PA&T 2005 Agricultural Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>74</b>	COV:	33.13	95% Median C.I.:	64.13 to 95.37	(!: Derived)
(AgLand) TOTAL Sales Price:	2,029,317	WGT. MEAN:	79	STD:	26.94	95% Wgt. Mean C.I.:	68.15 to 90.06	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,029,317	MEAN:	81	AVG.ABS.DEV:	19.41	95% Mean C.I.:	68.71 to 93.92	
(AgLand) TOTAL Assessed Value:	1,605,340							
AVG. Adj. Sales Price:	101,465	COD:	26.36	MAX Sales Ratio:	159.33			
AVG. Assessed Value:	80,267	PRD:	102.79	MIN Sales Ratio:	45.36			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____Qrtrs____	_____											
07/01/01 TO 09/30/01												
10/01/01 TO 12/31/01	3	92.05	88.09	98.47	18.05	89.46	61.19	111.03	N/A	70,666	69,585	
01/01/02 TO 03/31/02	3	95.37	94.16	87.00	12.35	108.23	75.89	111.22	N/A	125,136	108,868	
04/01/02 TO 06/30/02	1	104.39	104.39	104.39			104.39	104.39	N/A	191,555	199,965	
07/01/02 TO 09/30/02	1	76.66	76.66	76.66			76.66	76.66	N/A	50,000	38,330	
10/01/02 TO 12/31/02	1	66.45	66.45	66.45			66.45	66.45	N/A	129,000	85,715	
01/01/03 TO 03/31/03	1	74.03	74.03	74.02			74.03	74.03	N/A	40,000	29,610	
04/01/03 TO 06/30/03	1	53.93	53.93	53.93			53.93	53.93	N/A	80,100	43,200	
07/01/03 TO 09/30/03	4	86.51	99.12	87.57	39.49	113.18	64.13	159.33	N/A	68,250	59,766	
10/01/03 TO 12/31/03	2	52.68	52.68	48.79	13.89	107.98	45.36	60.00	N/A	34,275	16,722	
01/01/04 TO 03/31/04	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530	
04/01/04 TO 06/30/04	2	70.02	70.02	69.14	4.57	101.28	66.82	73.22	N/A	154,851	107,060	
____Study Years____	_____											
07/01/01 TO 06/30/02	7	95.37	93.02	94.40	14.61	98.54	61.19	111.22	61.19 to 111.22	111,280	105,046	
07/01/02 TO 06/30/03	4	70.24	67.77	65.82	10.79	102.96	53.93	76.66	N/A	74,775	49,213	
07/01/03 TO 06/30/04	9	65.78	78.23	70.77	29.55	110.54	45.36	159.33	60.00 to 107.24	105,694	74,795	
____Calendar Yrs____	_____											
01/01/02 TO 12/31/02	6	86.02	88.33	87.22	17.82	101.27	66.45	111.22	66.45 to 111.22	124,327	108,435	
01/01/03 TO 12/31/03	8	64.95	78.72	74.80	35.21	105.24	45.36	159.33	45.36 to 159.33	57,706	43,165	
____ALL____	_____											
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267	

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
109	1	107.24	107.24	107.24			107.24	107.24	N/A	102,000	109,380	
113	2	66.63	66.63	66.67	0.28	99.94	66.45	66.82	N/A	163,351	108,912	
295	2	78.28	78.28	87.90	21.83	89.06	61.19	95.37	N/A	96,080	84,457	
301	4	92.62	101.14	99.11	36.85	102.05	60.00	159.33	N/A	27,825	27,577	
327	1	76.66	76.66	76.66			76.66	76.66	N/A	50,000	38,330	
329	3	73.22	70.21	68.61	21.25	102.34	45.36	92.05	N/A	64,833	44,480	
331	1	75.89	75.89	75.89			75.89	75.89	N/A	190,000	144,185	
549	3	64.13	64.03	63.05	1.87	101.55	62.18	65.78	N/A	150,333	94,783	
75	1	53.93	53.93	53.93			53.93	53.93	N/A	80,100	43,200	
79	1	104.39	104.39	104.39			104.39	104.39	N/A	191,555	199,965	
817	1	111.03	111.03	111.03			111.03	111.03	N/A	140,000	155,440	
____ALL____	_____											
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267	



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Base Stat

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## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267
____ALL____	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267
____ALL____	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	1	111.03	111.03	111.03			111.03	111.03	N/A	140,000	155,440
23-0002	2	56.09	56.09	62.32	19.13	90.01	45.36	66.82	N/A	125,101	77,962
23-0003	5	64.13	68.08	73.23	14.36	92.97	53.93	95.37	N/A	84,652	61,987
23-0028	1	107.24	107.24	107.24			107.24	107.24	N/A	102,000	109,380
23-0039											
23-0041											
23-0044	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
23-0049	4	90.14	89.49	85.94	20.32	104.12	66.45	111.22	N/A	136,451	117,267
23-0062	5	74.03	91.72	82.88	31.92	110.67	60.00	159.33	N/A	43,610	36,146
23-0069											
23-0070											
23-0071	1	76.66	76.66	76.66			76.66	76.66	N/A	50,000	38,330
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
____ALL____	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

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## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	60.00	60.00	60.00			60.00	60.00	N/A	16,050	9,630
50.01 TO 100.00	1	74.03	74.03	74.02			74.03	74.03	N/A	40,000	29,610
100.01 TO 180.00	7	76.66	88.43	78.58	34.07	112.54	45.36	159.33	45.36 to 159.33	48,821	38,362
180.01 TO 330.00	3	64.13	61.28	61.02	6.16	100.42	53.93	65.78	N/A	77,033	47,006
330.01 TO 650.00	2	80.91	80.91	82.01	17.88	98.66	66.45	95.37	N/A	139,580	114,465
650.01 +	6	90.14	87.92	82.73	21.78	106.28	62.18	111.03	62.18 to 111.03	186,876	154,601
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	92.05	92.05	92.05			92.05	92.05	N/A	30,000	27,615
DRY-N/A	8	74.94	80.35	83.92	24.32	95.74	45.36	111.22	45.36 to 111.22	86,363	72,479
GRASS	6	71.35	79.12	80.25	23.43	98.58	53.93	107.24	53.93 to 107.24	148,392	119,092
GRASS-N/A	2	61.68	61.68	62.06	0.80	99.40	61.19	62.18	N/A	171,000	106,115
IRRGTD	2	67.01	67.01	70.01	10.46	95.72	60.00	74.03	N/A	28,025	19,620
IRRGTD-N/A	1	159.33	159.33	159.33			159.33	159.33	N/A	20,000	31,865
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	92.05	92.05	92.05			92.05	92.05	N/A	30,000	27,615
DRY-N/A	8	74.94	80.35	83.92	24.32	95.74	45.36	111.22	45.36 to 111.22	86,363	72,479
GRASS	7	66.82	76.56	79.40	22.65	96.43	53.93	107.24	53.93 to 107.24	133,193	105,750
GRASS-N/A	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
IRRGTD	2	67.01	67.01	70.01	10.46	95.72	60.00	74.03	N/A	28,025	19,620
IRRGTD-N/A	1	159.33	159.33	159.33			159.33	159.33	N/A	20,000	31,865
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	76.66	81.65	84.26	23.36	96.90	45.36	111.22	64.13 to 111.03	80,101	67,494
GRASS	8	66.63	74.76	75.20	20.75	99.41	53.93	107.24	53.93 to 107.24	154,044	115,848
IRRGTD	3	74.03	97.78	93.50	44.73	104.58	60.00	159.33	N/A	25,350	23,701
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

**PA&T 2005 Agricultural Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>74</b>	COV:	33.13	95% Median C.I.:	64.13 to 95.37	(!: Derived)
(AgLand) TOTAL Sales Price:	2,029,317	WGT. MEAN:	79	STD:	26.94	95% Wgt. Mean C.I.:	68.15 to 90.06	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,029,317	MEAN:	81	AVG.ABS.DEV:	19.41	95% Mean C.I.:	68.71 to 93.92	
(AgLand) TOTAL Assessed Value:	1,605,340							
AVG. Adj. Sales Price:	101,465	COD:	26.36	MAX Sales Ratio:	159.33			
AVG. Assessed Value:	80,267	PRD:	102.79	MIN Sales Ratio:	45.36			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____												
Total \$ _____												
10000 TO 29999	2	109.66	109.66	115.10	45.29	95.27	60.00	159.33	N/A		18,025	20,747
30000 TO 59999	6	75.34	76.75	73.78	21.98	104.02	45.36	111.22	45.36 to 111.22		41,625	30,712
60000 TO 99999	3	64.13	61.28	61.02	6.16	100.42	53.93	65.78	N/A		77,033	47,006
100000 TO 149999	4	90.23	89.48	89.55	21.78	99.92	66.45	111.03	N/A		120,750	108,136
150000 TO 249999	4	85.63	85.62	84.93	16.66	100.81	66.82	104.39	N/A		182,354	154,868
250000 TO 499999	1	62.18	62.18	62.18			62.18	62.18	N/A		300,000	186,530
ALL _____												
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37		101,465	80,267

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____												
5000 TO 9999	1	60.00	60.00	60.00			60.00	60.00	N/A		16,050	9,630
Total \$ _____												
1 TO 9999	1	60.00	60.00	60.00			60.00	60.00	N/A		16,050	9,630
10000 TO 29999	4	67.61	68.16	64.89	22.01	105.04	45.36	92.05	N/A		41,125	26,685
30000 TO 59999	6	71.22	88.51	74.45	38.23	118.88	53.93	159.33	53.93 to 159.33		56,058	41,736
60000 TO 99999	2	69.83	69.83	69.60	4.85	100.34	66.45	73.22	N/A		120,500	83,862
100000 TO 149999	4	85.63	86.33	82.66	17.49	104.44	66.82	107.24	N/A		159,965	132,222
150000 TO 249999	3	104.39	92.53	85.81	15.60	107.83	62.18	111.03	N/A		210,518	180,645
ALL _____												
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37		101,465	80,267

## **SPECIAL VALUE SECTION CORRELATION for Dawes County**

### **II. Special Value Correlation**

As noted in the “Dawes County Agricultural Land Sales Criteria” document, “the special agricultural value in the influenced area is also the market value in the uninfluenced area.” Previously defined in the “Agricultural Land Value Correlation” narrative, this uninfluenced area is agricultural Market Area One, and for the three-year timeframe of the sales study consists of twenty sales.

As further noted in the narrative for “Agricultural Land Value Correlation,” the statistical profile indicates an overall median of 74% (rounded), a weighted mean of 79% (rounded) and an arithmetic mean of 81 (rounded). The coefficient of dispersion is 26.36 and the price-related differential is 102.79. Further examination of the file reveals that two outliers appear to be skewing both the mean and the COD. The hypothetical removal of these would leave eighteen sales, and the following statistical profile: the median would be unchanged, but both the rounded weighted mean and arithmetic mean would be 79%. The COD would then be within less than one point of compliance at 20.69, and the PRD would drop approximately three points to become 99.73. For purposes of direct equalization, the median will be used to describe the overall level of value, and the non-skewed qualitative statistics will be used to represent assessment quality. Based on these figures, and the overall assessment practices of the County, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for special value.

**PA&T 2005 Special Value Statistics**

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>74</b>	COV:	33.13	95% Median C.I.:	64.13 to 95.37	(!: Derived)
(AgLand) TOTAL Sales Price:	2,029,317	WGT. MEAN:	79	STD:	26.94	95% Wgt. Mean C.I.:	68.15 to 90.06	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,029,317	MEAN:	81	AVG.ABS.DEV:	19.41	95% Mean C.I.:	68.71 to 93.92	
(AgLand) TOTAL Assessed Value:	1,605,340							
AVG. Adj. Sales Price:	101,465	COD:	26.36	MAX Sales Ratio:	159.33			
AVG. Assessed Value:	80,267	PRD:	102.79	MIN Sales Ratio:	45.36			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/01 TO 09/30/01											
10/01/01 TO 12/31/01	3	92.05	88.09	98.47	18.05	89.46	61.19	111.03	N/A	70,666	69,585
01/01/02 TO 03/31/02	3	95.37	94.16	87.00	12.35	108.23	75.89	111.22	N/A	125,136	108,868
04/01/02 TO 06/30/02	1	104.39	104.39	104.39			104.39	104.39	N/A	191,555	199,965
07/01/02 TO 09/30/02	1	76.66	76.66	76.66			76.66	76.66	N/A	50,000	38,330
10/01/02 TO 12/31/02	1	66.45	66.45	66.45			66.45	66.45	N/A	129,000	85,715
01/01/03 TO 03/31/03	1	74.03	74.03	74.02			74.03	74.03	N/A	40,000	29,610
04/01/03 TO 06/30/03	1	53.93	53.93	53.93			53.93	53.93	N/A	80,100	43,200
07/01/03 TO 09/30/03	4	86.51	99.12	87.57	39.49	113.18	64.13	159.33	N/A	68,250	59,766
10/01/03 TO 12/31/03	2	52.68	52.68	48.79	13.89	107.98	45.36	60.00	N/A	34,275	16,722
01/01/04 TO 03/31/04	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
04/01/04 TO 06/30/04	2	70.02	70.02	69.14	4.57	101.28	66.82	73.22	N/A	154,851	107,060
____Study Years____	_____										
07/01/01 TO 06/30/02	7	95.37	93.02	94.40	14.61	98.54	61.19	111.22	61.19 to 111.22	111,280	105,046
07/01/02 TO 06/30/03	4	70.24	67.77	65.82	10.79	102.96	53.93	76.66	N/A	74,775	49,213
07/01/03 TO 06/30/04	9	65.78	78.23	70.77	29.55	110.54	45.36	159.33	60.00 to 107.24	105,694	74,795
____Calendar Yrs____	_____										
01/01/02 TO 12/31/02	6	86.02	88.33	87.22	17.82	101.27	66.45	111.22	66.45 to 111.22	124,327	108,435
01/01/03 TO 12/31/03	8	64.95	78.72	74.80	35.21	105.24	45.36	159.33	45.36 to 159.33	57,706	43,165
____ALL____	_____										
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
109	1	107.24	107.24	107.24			107.24	107.24	N/A	102,000	109,380
113	2	66.63	66.63	66.67	0.28	99.94	66.45	66.82	N/A	163,351	108,912
295	2	78.28	78.28	87.90	21.83	89.06	61.19	95.37	N/A	96,080	84,457
301	4	92.62	101.14	99.11	36.85	102.05	60.00	159.33	N/A	27,825	27,577
327	1	76.66	76.66	76.66			76.66	76.66	N/A	50,000	38,330
329	3	73.22	70.21	68.61	21.25	102.34	45.36	92.05	N/A	64,833	44,480
331	1	75.89	75.89	75.89			75.89	75.89	N/A	190,000	144,185
549	3	64.13	64.03	63.05	1.87	101.55	62.18	65.78	N/A	150,333	94,783
75	1	53.93	53.93	53.93			53.93	53.93	N/A	80,100	43,200
79	1	104.39	104.39	104.39			104.39	104.39	N/A	191,555	199,965
817	1	111.03	111.03	111.03			111.03	111.03	N/A	140,000	155,440
____ALL____	_____										
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

# PA&T 2005 Special Value Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>74</b>	COV:	33.13	95% Median C.I.:	64.13 to 95.37	(!: Derived)
(AgLand) TOTAL Sales Price:	2,029,317	WGT. MEAN:	79	STD:	26.94	95% Wgt. Mean C.I.:	68.15 to 90.06	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,029,317	MEAN:	81	AVG.ABS.DEV:	19.41	95% Mean C.I.:	68.71 to 93.92	
(AgLand) TOTAL Assessed Value:	1,605,340							
AVG. Adj. Sales Price:	101,465	COD:	26.36	MAX Sales Ratio:	159.33			
AVG. Assessed Value:	80,267	PRD:	102.79	MIN Sales Ratio:	45.36			

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## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267
____ALL____	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267
____ALL____	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	1	111.03	111.03	111.03			111.03	111.03	N/A	140,000	155,440
23-0002	2	56.09	56.09	62.32	19.13	90.01	45.36	66.82	N/A	125,101	77,962
23-0003	5	64.13	68.08	73.23	14.36	92.97	53.93	95.37	N/A	84,652	61,987
23-0028	1	107.24	107.24	107.24			107.24	107.24	N/A	102,000	109,380
23-0039											
23-0041											
23-0044	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
23-0049	4	90.14	89.49	85.94	20.32	104.12	66.45	111.22	N/A	136,451	117,267
23-0062	5	74.03	91.72	82.88	31.92	110.67	60.00	159.33	N/A	43,610	36,146
23-0069											
23-0070											
23-0071	1	76.66	76.66	76.66			76.66	76.66	N/A	50,000	38,330
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
____ALL____	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

# PA&T 2005 Special Value Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>74</b>	COV:	33.13	95% Median C.I.:	64.13 to 95.37	(!: Derived)
(AgLand) TOTAL Sales Price:	2,029,317	WGT. MEAN:	79	STD:	26.94	95% Wgt. Mean C.I.:	68.15 to 90.06	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,029,317	MEAN:	81	AVG.ABS.DEV:	19.41	95% Mean C.I.:	68.71 to 93.92	
(AgLand) TOTAL Assessed Value:	1,605,340							
AVG. Adj. Sales Price:	101,465	COD:	26.36	MAX Sales Ratio:	159.33			
AVG. Assessed Value:	80,267	PRD:	102.79	MIN Sales Ratio:	45.36			

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## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	60.00	60.00	60.00			60.00	60.00	N/A	16,050	9,630
50.01 TO 100.00	1	74.03	74.03	74.02			74.03	74.03	N/A	40,000	29,610
100.01 TO 180.00	7	76.66	88.43	78.58	34.07	112.54	45.36	159.33	45.36 to 159.33	48,821	38,362
180.01 TO 330.00	3	64.13	61.28	61.02	6.16	100.42	53.93	65.78	N/A	77,033	47,006
330.01 TO 650.00	2	80.91	80.91	82.01	17.88	98.66	66.45	95.37	N/A	139,580	114,465
650.01 +	6	90.14	87.92	82.73	21.78	106.28	62.18	111.03	62.18 to 111.03	186,876	154,601
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	92.05	92.05	92.05			92.05	92.05	N/A	30,000	27,615
DRY-N/A	8	74.94	80.35	83.92	24.32	95.74	45.36	111.22	45.36 to 111.22	86,363	72,479
GRASS	6	71.35	79.12	80.25	23.43	98.58	53.93	107.24	53.93 to 107.24	148,392	119,092
GRASS-N/A	2	61.68	61.68	62.06	0.80	99.40	61.19	62.18	N/A	171,000	106,115
IRRGTD	2	67.01	67.01	70.01	10.46	95.72	60.00	74.03	N/A	28,025	19,620
IRRGTD-N/A	1	159.33	159.33	159.33			159.33	159.33	N/A	20,000	31,865
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	92.05	92.05	92.05			92.05	92.05	N/A	30,000	27,615
DRY-N/A	8	74.94	80.35	83.92	24.32	95.74	45.36	111.22	45.36 to 111.22	86,363	72,479
GRASS	7	66.82	76.56	79.40	22.65	96.43	53.93	107.24	53.93 to 107.24	133,193	105,750
GRASS-N/A	1	62.18	62.18	62.18			62.18	62.18	N/A	300,000	186,530
IRRGTD	2	67.01	67.01	70.01	10.46	95.72	60.00	74.03	N/A	28,025	19,620
IRRGTD-N/A	1	159.33	159.33	159.33			159.33	159.33	N/A	20,000	31,865
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	76.66	81.65	84.26	23.36	96.90	45.36	111.22	64.13 to 111.03	80,101	67,494
GRASS	8	66.63	74.76	75.20	20.75	99.41	53.93	107.24	53.93 to 107.24	154,044	115,848
IRRGTD	3	74.03	97.78	93.50	44.73	104.58	60.00	159.33	N/A	25,350	23,701
ALL	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37	101,465	80,267

# PA&T 2005 Special Value Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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(AgLand) TOTAL Sales Price:	2,029,317	WGT. MEAN:	79	STD:	26.94	95% Wgt. Mean C.I.:	68.15 to 90.06	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,029,317	MEAN:	81	AVG.ABS.DEV:	19.41	95% Mean C.I.:	68.71 to 93.92	
(AgLand) TOTAL Assessed Value:	1,605,340							
AVG. Adj. Sales Price:	101,465	COD:	26.36	MAX Sales Ratio:	159.33			
AVG. Assessed Value:	80,267	PRD:	102.79	MIN Sales Ratio:	45.36			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	2	109.66	109.66	115.10	45.29	95.27	60.00	159.33	N/A		18,025	20,747
30000 TO 59999	6	75.34	76.75	73.78	21.98	104.02	45.36	111.22	45.36 to 111.22		41,625	30,712
60000 TO 99999	3	64.13	61.28	61.02	6.16	100.42	53.93	65.78	N/A		77,033	47,006
100000 TO 149999	4	90.23	89.48	89.55	21.78	99.92	66.45	111.03	N/A		120,750	108,136
150000 TO 249999	4	85.63	85.62	84.93	16.66	100.81	66.82	104.39	N/A		182,354	154,868
250000 TO 499999	1	62.18	62.18	62.18			62.18	62.18	N/A		300,000	186,530
ALL _____	_____											
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37		101,465	80,267

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____	_____											
5000 TO 9999	1	60.00	60.00	60.00			60.00	60.00	N/A		16,050	9,630
Total \$ _____	_____											
1 TO 9999	1	60.00	60.00	60.00			60.00	60.00	N/A		16,050	9,630
10000 TO 29999	4	67.61	68.16	64.89	22.01	105.04	45.36	92.05	N/A		41,125	26,685
30000 TO 59999	6	71.22	88.51	74.45	38.23	118.88	53.93	159.33	53.93 to 159.33		56,058	41,736
60000 TO 99999	2	69.83	69.83	69.60	4.85	100.34	66.45	73.22	N/A		120,500	83,862
100000 TO 149999	4	85.63	86.33	82.66	17.49	104.44	66.82	107.24	N/A		159,965	132,222
150000 TO 249999	3	104.39	92.53	85.81	15.60	107.83	62.18	111.03	N/A		210,518	180,645
ALL _____	_____											
	20	73.62	81.31	79.11	26.36	102.79	45.36	159.33	64.13 to 95.37		101,465	80,267



## **SPECIAL VALUE SECTION**

### **CORRELATION for**

### **Dawes County**

#### **III. Recapture Value Correlation**

There were forty-one qualified agricultural unimproved sales occurring during the timeframe of the sales study. Of the twenty-one sales that are not within agricultural Market Area one (the uninfluenced agricultural land), sixteen have recapture value and the remaining five did not apply for special value. The measurement of recapture value will be based on the statistical profile of the sixteen sales. Analysis of this profile indicates an overall median of 76% (rounded), a weighted mean of 83 and a mean of 90 (both figures are rounded). Both the mean and the weighted mean are not skewed by outlying sales. For purposes of direct equalization, the median will be used to describe the overall level of value for recapture within Dawes County. The qualitative statistics are both outside of their respective acceptable ranges. The coefficient of dispersion is 35.78 and the price-related differential is 107.56. Removal of the two extreme outlying sales would not bring the COD within range (at 26.57), but would bring the PRD within range (at 102.21). Therefore, it is believed that the county has met the required level of value for recapture, but has not met the standards for uniform and proportionate assessment.

# PA&T 2005 Recapture Value Statistics

Base Stat

PAGE:1 of 4

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	16	<b>MEDIAN:</b>	<b>76</b>	COV:	46.32	95% Median C.I.:	62.63 to 106.37	(! : Derived)
(AgLand) TOTAL Sales Price:	3,380,460	WGT. MEAN:	83	STD:	41.53	95% Wgt. Mean C.I.:	71.25 to 95.46	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,380,460	MEAN:	90	AVG.ABS.DEV:	27.17	95% Mean C.I.:	67.53 to 111.78	
(AgLand) TOTAL Assessed Value:	2,817,720							
AVG. Adj. Sales Price:	211,278	COD:	35.78	MAX Sales Ratio:	194.69			
AVG. Assessed Value:	176,107	PRD:	107.56	MIN Sales Ratio:	42.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	1	194.69	194.69	194.69			194.69	194.69	N/A	24,000	46,725
10/01/01 TO 12/31/01	1	85.01	85.01	85.01			85.01	85.01	N/A	19,740	16,780
01/01/02 TO 03/31/02	1	121.48	121.48	121.48			121.48	121.48	N/A	138,000	167,640
04/01/02 TO 06/30/02	2	92.16	92.16	92.91	15.42	99.19	77.94	106.37	N/A	95,000	88,260
07/01/02 TO 09/30/02	1	76.71	76.71	76.71			76.71	76.71	N/A	238,000	182,575
10/01/02 TO 12/31/02	1	167.91	167.91	167.91			167.91	167.91	N/A	121,000	203,170
01/01/03 TO 03/31/03	2	64.50	64.50	65.16	2.91	99.00	62.63	66.38	N/A	86,000	56,035
04/01/03 TO 06/30/03	3	75.20	83.18	81.71	15.39	101.80	69.80	104.53	N/A	513,333	419,433
07/01/03 TO 09/30/03	1	42.50	42.50	42.50			42.50	42.50	N/A	90,720	38,560
10/01/03 TO 12/31/03	1	58.22	58.22	58.22			58.22	58.22	N/A	73,000	42,500
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	2	62.56	62.56	74.02	20.08	84.52	50.00	75.12	N/A	387,000	286,440
<u>Study Years</u>											
07/01/01 TO 06/30/02	5	106.37	117.10	109.66	28.81	106.78	77.94	194.69	N/A	74,348	81,533
07/01/02 TO 06/30/03	7	75.20	89.02	84.80	28.56	104.98	62.63	167.91	62.63 to 167.91	295,857	250,873
07/01/03 TO 06/30/04	4	54.11	56.46	69.74	18.87	80.96	42.50	75.12	N/A	234,430	163,485
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	5	106.37	110.08	106.25	25.33	103.61	76.71	167.91	N/A	137,400	145,981
01/01/03 TO 12/31/03	7	66.38	68.47	77.38	18.55	88.48	42.50	104.53	42.50 to 104.53	267,960	207,347
<u>ALL</u>											
	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
297	3	58.22	61.91	53.33	24.33	116.09	42.50	85.01	N/A	61,153	32,613
299	1	167.91	167.91	167.91			167.91	167.91	N/A	121,000	203,170
331	1	76.71	76.71	76.71			76.71	76.71	N/A	238,000	182,575
333	1	50.00	50.00	50.00			50.00	50.00	N/A	34,000	17,000
335	2	134.90	134.90	78.88	44.32	171.03	75.12	194.69	N/A	382,000	301,302
555	4	76.57	81.47	76.89	13.95	105.96	66.38	106.37	N/A	346,500	266,430
559	1	69.80	69.80	69.80			69.80	69.80	N/A	100,000	69,800
583	1	104.53	104.53	104.53			104.53	104.53	N/A	360,000	376,300
585	2	92.05	92.05	104.49	31.97	88.10	62.63	121.48	N/A	97,000	101,355
<u>ALL</u>											
	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

# PA&T 2005 Recapture Value Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	16	<b>MEDIAN:</b>	<b>76</b>	COV:	46.32	95% Median C.I.:	62.63 to 106.37	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	3,380,460	MEAN:	90	AVG.ABS.DEV:	27.17	95% Mean C.I.:	67.53 to 111.78	
(AgLand) TOTAL Assessed Value:	2,817,720							
AVG. Adj. Sales Price:	211,278	COD:	35.78	MAX Sales Ratio:	194.69			
AVG. Assessed Value:	176,107	PRD:	107.56	MIN Sales Ratio:	42.50			

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## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	5	77.94	99.75	97.39	32.78	102.42	69.80	167.91	N/A	129,800	126,413
3	11	75.12	85.07	80.02	36.45	106.31	42.50	194.69	50.00 to 121.48	248,314	198,695
____ALL____	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107
____ALL____	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	3	75.20	86.44	79.66	26.09	108.50	62.63	121.48	N/A	424,666	338,303
23-0002	3	76.71	109.87	81.13	59.30	135.42	58.22	194.69	N/A	111,666	90,600
23-0003	3	75.12	67.54	71.87	18.86	93.98	42.50	85.01	N/A	283,486	203,740
23-0028											
23-0039											
23-0041											
23-0044											
23-0049	1	167.91	167.91	167.91			167.91	167.91	N/A	121,000	203,170
23-0062											
23-0069	1	50.00	50.00	50.00			50.00	50.00	N/A	34,000	17,000
23-0070											
23-0071	5	77.94	85.00	91.33	19.17	93.07	66.38	106.37	N/A	153,200	139,924
81-0003											
81-0030											
83-0007											
83-0500											
NonValid School											
____ALL____	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

# PA&T 2005 Recapture Value Statistics

Base Stat

PAGE:3 of 4

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	16	<b>MEDIAN:</b>	<b>76</b>	COV:	46.32	95% Median C.I.:	62.63 to 106.37	(!: Derived)
(AgLand) TOTAL Sales Price:	3,380,460	WGT. MEAN:	83	STD:	41.53	95% Wgt. Mean C.I.:	71.25 to 95.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,380,460	MEAN:	90	AVG.ABS.DEV:	27.17	95% Mean C.I.:	67.53 to 111.78	
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AVG. Adj. Sales Price:	211,278	COD:	35.78	MAX Sales Ratio:	194.69			
AVG. Assessed Value:	176,107	PRD:	107.56	MIN Sales Ratio:	42.50			

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## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	67.50	67.50	62.86	25.93	107.39	50.00	85.01	N/A	26,870	16,890
50.01 TO 100.00	4	60.42	89.51	66.82	64.79	133.95	42.50	194.69	N/A	60,930	40,713
100.01 TO 180.00	1	66.38	66.38	66.38			66.38	66.38	N/A	116,000	77,000
180.01 TO 330.00	3	75.12	74.29	74.82	3.61	99.29	69.80	77.94	N/A	310,000	231,943
330.01 TO 650.00	4	113.92	118.12	110.51	23.33	106.88	76.71	167.91	N/A	149,250	164,938
650.01 +	2	89.87	89.87	82.53	16.32	108.88	75.20	104.53	N/A	720,000	594,250
ALL	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

## MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	122.34	122.34	109.87	59.13	111.35	50.00	194.69	N/A	29,000	31,862
DRY-N/A	1	69.80	69.80	69.80			69.80	69.80	N/A	100,000	69,800
GRASS	2	68.08	68.08	69.11	14.49	98.51	58.22	77.94	N/A	81,500	56,325
GRASS-N/A	11	76.71	89.44	84.05	31.22	106.41	42.50	167.91	62.63 to 121.48	278,132	233,776
ALL	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

## MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	122.34	122.34	109.87	59.13	111.35	50.00	194.69	N/A	29,000	31,862
DRY-N/A	1	69.80	69.80	69.80			69.80	69.80	N/A	100,000	69,800
GRASS	4	69.67	68.88	72.27	12.13	95.30	58.22	77.94	N/A	114,250	82,573
GRASS-N/A	9	85.01	93.83	85.12	31.51	110.24	42.50	167.91	66.38 to 121.48	307,273	261,544
ALL	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	122.34	122.34	109.87	59.13	111.35	50.00	194.69	N/A	29,000	31,862
DRY	1	69.80	69.80	69.80			69.80	69.80	N/A	100,000	69,800
GRASS	11	76.71	85.48	83.91	30.08	101.87	42.50	167.91	58.22 to 121.48	162,041	135,972
GRASS-N/A	2	89.87	89.87	82.53	16.32	108.88	75.20	104.53	N/A	720,000	594,250
ALL	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37	211,278	176,107

# PA&T 2005 Recapture Value Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	176,107	PRD:	107.56	MIN Sales Ratio:	42.50			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	2	139.85	139.85	145.19	39.22	96.32	85.01	194.69	N/A		21,870	31,752
30000 TO 59999	2	56.31	56.31	57.86	11.21	97.33	50.00	62.63	N/A		45,000	26,035
60000 TO 99999	3	58.22	59.56	59.60	20.29	99.93	42.50	77.94	N/A		84,573	50,403
100000 TO 149999	5	106.37	106.39	108.52	28.81	98.04	66.38	167.91	N/A		115,000	124,796
150000 TO 249999	1	76.71	76.71	76.71			76.71	76.71	N/A		238,000	182,575
250000 TO 499999	1	104.53	104.53	104.53			104.53	104.53	N/A		360,000	376,300
500000 +	2	75.16	75.16	75.17	0.06	99.99	75.12	75.20	N/A		910,000	684,040
ALL _____	_____											
	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37		211,278	176,107

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	2	67.50	67.50	62.86	25.93	107.39	50.00	85.01	N/A		26,870	16,890
30000 TO 59999	4	60.42	89.51	66.82	64.79	133.95	42.50	194.69	N/A		60,930	40,713
60000 TO 99999	3	69.80	71.37	70.90	5.52	100.67	66.38	77.94	N/A		102,000	72,316
100000 TO 149999	1	106.37	106.37	106.37			106.37	106.37	N/A		100,000	106,370
150000 TO 249999	3	121.48	122.03	111.35	25.02	109.60	76.71	167.91	N/A		165,666	184,461
250000 TO 499999	1	104.53	104.53	104.53			104.53	104.53	N/A		360,000	376,300
500000 +	2	75.16	75.16	75.17	0.06	99.99	75.12	75.20	N/A		910,000	684,040
ALL _____	_____											
	16	75.96	89.66	83.35	35.78	107.56	42.50	194.69	62.63 to 106.37		211,278	176,107

Dawes County Agricultural Land Sales Criteria  
Special Agricultural Value  
Tax year 2005

Dawes County is using “Special Value” for tax year 2005. The special agricultural value will be used on a countywide basis. A large part of the north and south sides of the county are generally used for agricultural purposes and the land values are not influenced by non-agricultural market factors. The Pine Ridge area that includes trees and bluffs has a market demand that exceeds agricultural use. The following is the criteria used to select the sales that are included in the analysis to estimate the uninfluenced agricultural value. It should be noted that the analysis concludes that the special agricultural value in the influenced area is also the market value in the uninfluenced area.

All of the agricultural land sales that did not include improvements were considered in the analysis. The following criteria re used to select the uninfluenced sales included in the analysis.

- 1.) Sales less than 80 acres are valued on a size basis.
- 2.) Sales within the Pine Ridge area are not included in the analysis.
- 3.) Sales in the immediate are of Chadron and Crawford are excluded from the analysis.
- 4.) Sales that include more than 5% of the land classified as 4GA (Dawes County) are considered to be influenced and are not included in the analysis.
- 5.) Sales that include the following market influences are excluded from the analysis:
  - a. The location is close (generally within 2 miles) to the Pine Ridge area and the land generally includes some physical characteristics similar to the Pine Ridge area. The location and or physical characteristics cause the sales to be influenced.
  - b. A demand for recreational use.
  - c. A demand based on view.

# **Purpose Statements for the 2005 Reports and Opinions**

## **Commission Summary**

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

## **Property Tax Administrator's Opinions**

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

## **Correlation Section**

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

### **Statistical Reports Section**

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

### **Assessment Actions Section**

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

### **County Reports Section**

Contains reports from and about a county which are referenced in other sections of the R&O:



## **County Abstract of Assessment for Real Property, Form 45**

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

## **County Agricultural Land Detail**

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

## **County Abstract of Assessment for Real Property, Survey**

Describes the funding and staffing of the county assessor's office.

## **2004 Progress Report**

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

## **The County Assessor's Five-Year Plan of Assessment-Update**

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

## **Special Valuation Section**

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

**Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.**

#### **Nebraska Constitutional Provisions:**

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

#### **Nebraska Statutory Provisions for Agricultural Land:**

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

#### **Nebraska Statutory Provisions for Special Valuation:**

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

#### **Nebraska Statutory Provisions for Measurement of Level of Value:**

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

#### **Discussion of the Constitutional and Statutory Provisions:**

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

### **Discussion of Special Valuation:**

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

### **Measurement of Special Valuation**

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

#### **Rent Data**

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

#### Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

### Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

### Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

### **Measurement of Recapture Valuation**

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

### **Measurement of Agricultural Land Valuation**

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

**Purpose Statements Section**

Describes the contents and purpose of each section in the Reports and Opinions.

**Glossary**

Contains the definitions of terms used throughout the Reports and Opinions.

**Technical Specifications Section**

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

**Certification**

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

**Map Section**

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

**History Valuation Charts Section**

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.



## Glossary

**Actual Value:** the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

**Adjusted Sale Price:** a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

**Agricultural Land:** land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

**Agricultural Land Market Areas:** areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

**Agricultural Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

**Agricultural Unimproved Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

**Arm's Length Transaction:** a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

**Assessed Value:** the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

**Assessment:** the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

**Assessment Level:** the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

**Assessment Sales Ratio:** the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

**Assessor Location:** categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

**Average Absolute Deviation (AVG.ABS.DEV.):** the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

**Average Assessed Value:** the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

**Average Selling Price:** the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

**Central Tendency, Measure of:** a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

**Coefficient of Dispersion (COD):** a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

**Coefficient of Variation (COV):** the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

**Commercial Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

**Confidence Interval (CI):** a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

**Confidence Level:** the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

**Direct Equalization:** the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

**Equalization:** the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

**Geo Code:** each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

**Growth Value:** is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

**Indirect Equalization:** the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

**Level of Value:** the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

**Location:** the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

- 1-Urban, a parcel of real property located within the limits of an incorporated city or village.
- 2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
- 3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

**Majority Land Use:** the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

**Maximum Ratio:** the largest ratio occurring in the arrayed sample data set.

**Mean Ratio:** the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

**Median Ratio:** the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

**Minimally Improved Agricultural Land:** a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

**Minimum Ratio:** the smallest ratio occurring in the arrayed sample data set.

**Non-Agricultural Land:** for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

**Number of Sales:** the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

**Population:** the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

**Price Related Differential (PRD):** a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

**Property Classification Code:** a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

**Property Parcel Type:** the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

**Purchase Price:** the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

**Qualified Sale:** a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

**Qualitative Statistics:** statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

**Quality of Assessment:** the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

**Recapture Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

**Residential Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

**Sale:** all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

**Sale Date Range:** the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

**Sale Price:** the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

**Sample Data Set:** a set of observations selected from a population.

**Special Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

**Standard Deviation (STD):** the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

**Statistics:** numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

**Status:** the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

**Total Assessed Value:** the sum of all the assessed values in the sample data set.

**Total Sale Price:** the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

**Usability:** the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

**Valuation:** process or act to determine the assessed value of all parcels of real property in the county each year.

**Weighted Mean Ratio:** the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

## **Commission Summary Calculations**

### **For all classes of real property**

For Statistical Header Information and History: see Statistical Calculations

### **For Residential Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

### **For Commercial Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

### **For Agricultural Land**

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:



Abstract #30 value/Abstract #30 records

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]\*100,2)

### III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))\*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))\*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))\*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(IIf([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)\*100)\*100),IIf([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))\*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)\*100),IIf([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG)))\*100)/(Avg(ctl04cnt!TOTAG)\*100),Null))),2)

#### IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: IIf(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]\*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

## V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

## VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

## VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim. 2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

### **Residential:**

Property Class Code: Property Type 01, all Statuses  
Property Type 06, all Statuses  
Property Type 07, Statuses 1 and 3  
Sale Date Range: July 1, 2002 through June 30, 2004  
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Commercial:**

Property Class Code: Property Type 02, all Statuses  
Property Type 03, all Statuses  
Property Type 04, all Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2  
If blank or zero will be considered a Usability of 1.

### **Unimproved Agricultural:**

Property Class Code: Property Type 05, Status 2  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.  
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

## **Statistical Calculations**

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales  
Total Sales Price  
Total Adj. Sales Price  
Total Assessed Value  
Avg. Adj. Sales Price  
Avg. Assessed Value

Median  
Weighted Mean  
Mean  
COD  
PRD  
COV  
STD  
Avg. Abs. Dev.  
Max Sales Ratio  
Min Sales Ratio  
95% Median C.I.  
95% Wgt. Mean C.I.  
95% Mean C.I.

## **Coding Information & Calculations**

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

### **Number of Sales**

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

### **Total Sales Price**

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
  - $\text{Sum SaleAmt}$

### **Total Adj. Sales Price**

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
  - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

### **Total Assessed Value**

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
  - $\text{Sum TotAssdValue}$

### **Avg. Adj. Sales Price**

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
  - $\text{TotAdjSalePrice} / \text{Count}$



**Avg. Assessed Value**

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
  - $\text{TotAssdValue} / \text{Count}$

**Median**

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
  - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
  - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
  - Array the records by order of the magnitude of the ratio from high to low
  - Divide the Total Count in the array by 2 equals Record Total
  - If the Total Count in the array is odd:
    - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
  - If the Total Count in the array is even:
    - Count down the number of records that is Record Total. This is ratio 1.
    - Count down the number of records that is Records Total + 1. That is ratio 2.
    - $(\text{ratio 1} + \text{ratio 2}) / 2$  equals the Median ratio.

**Weighted Mean**

- Coded as Aggreg, Character, 12-digit field.
- Calculation
  - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

**Mean**

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
  - $\text{TotalRatio} / \text{RecCount}$

**COD**

- Coded COD, Character, 12-digit field
- Calculation
  - Subtract the Median from Each Ratio
  - Take the Absolute Value of the Calculated Differences
  - Sum the Absolute Differences
  - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
  - Divide by the Median
  - Multiply by 100

**PRD**

- Coded PRD, Character, 12-digit field
- Calculation
  - $(\text{MeanRatio}/\text{AggregRatio}) \times 100$

**COV**

- Coded COV, Character, 12-digit field
- Calculation
  - Subtract the Mean from each ratio
  - Square the Calculated difference
  - Sum the squared differences
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the Squared Root to obtain the Standard Deviation
  - Divide the Standard Deviation by the Mean
  - Multiply by 100

**STD**

- Coded StdDev, Character, 12-digit field
- Calculation
  - Subtract the Mean Ratio from each ratio
  - Square the resulting difference
  - Sum the squared difference
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the squared root of the variance to obtain the Standard Deviation

**Avg. Abs. Dev.**

- Coded AvgABSDev, Character, 12-digit field
- Calculation
  - Subtracting the Median ratio from each ratio
  - Summing the absolute values of the computed difference
  - Dividing the summed value by the number of ratios

**Max Sales Ratio**

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

**Min Sales Ratio**

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

**95% Median C.I.**

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
  - If the number of ratios is Odd
    - $j = 1.96 \times \sqrt{n}/2$
  - If the number of ratios is Even
    - $j = 1.96 \times \sqrt{n}/2 + 0.5$
  - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
  - If the sample size is 5 or less, then N/A is given as the confidence interval
  - If the sample size is 6-8, then the Min and Max is the given range

### 95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
  - Items needed for this calculation
    - Number of sales
    - Assessed Values – Individual and Summed
    - Assessed Values Squared – Individual and Summed
    - Average Assessed Value
    - Sale Prices – Individual and Summed
    - Sales Prices Squared – Individual and Summed
    - Average Sale Price
    - Assessed Values x Sale Prices – Individual and Summed
    - The Weighted Mean
    - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) = \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\frac{v \bar{S} \bar{A}^2 - 2(\bar{A}/\bar{S}) \bar{S} (\bar{A} \times \bar{S}) + (\bar{A}/\bar{S})^2 (\bar{S} \bar{S}^2)}{\bar{S} v (n) (n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

### **95% Mean C.I.**

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
  - Lower Limit
    - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - Upper Limit
    - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - If the number of records is  $> 30$ , then use 1.96 as the t-value
  - If the number of records is  $\leq 30$ , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
  - If the sample is 1 or less, then N/A is given as the confidence interval

### **Ratio Formulas**

- Residential and Commercial Records
  - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - Ratio Formula is:  $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$ .
- Agricultural Records
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
  - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
  - Ratio Formula is:
    - a. If No Greenbelt:  $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .
    - b. If Greenbelt:  $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .

## Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

**School District Map:** Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

**Market Area Map:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Registered Wells Map:** Obtained from the Nebraska Department of Natural Resources website.

**GeoCode Map:** Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Sections, Towns, Rivers & Streams, Topography, and Soil Class Map:** Obtained from the Nebraska Department of Natural Resources website.

**Assessor Location/Neighborhood Maps:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

## History Valuation Chart Specifics

### EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

#### Specifically:

#### **Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class:*

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

#### **Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004**

*Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.*

*Property Class & Subclass:*

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

#### **Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

#### **Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004**

*Source: County Abstract of Assessment Report for Real Property*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

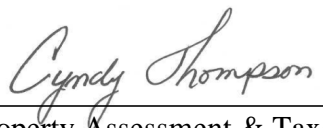
Total Agricultural Land

## Certification

This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

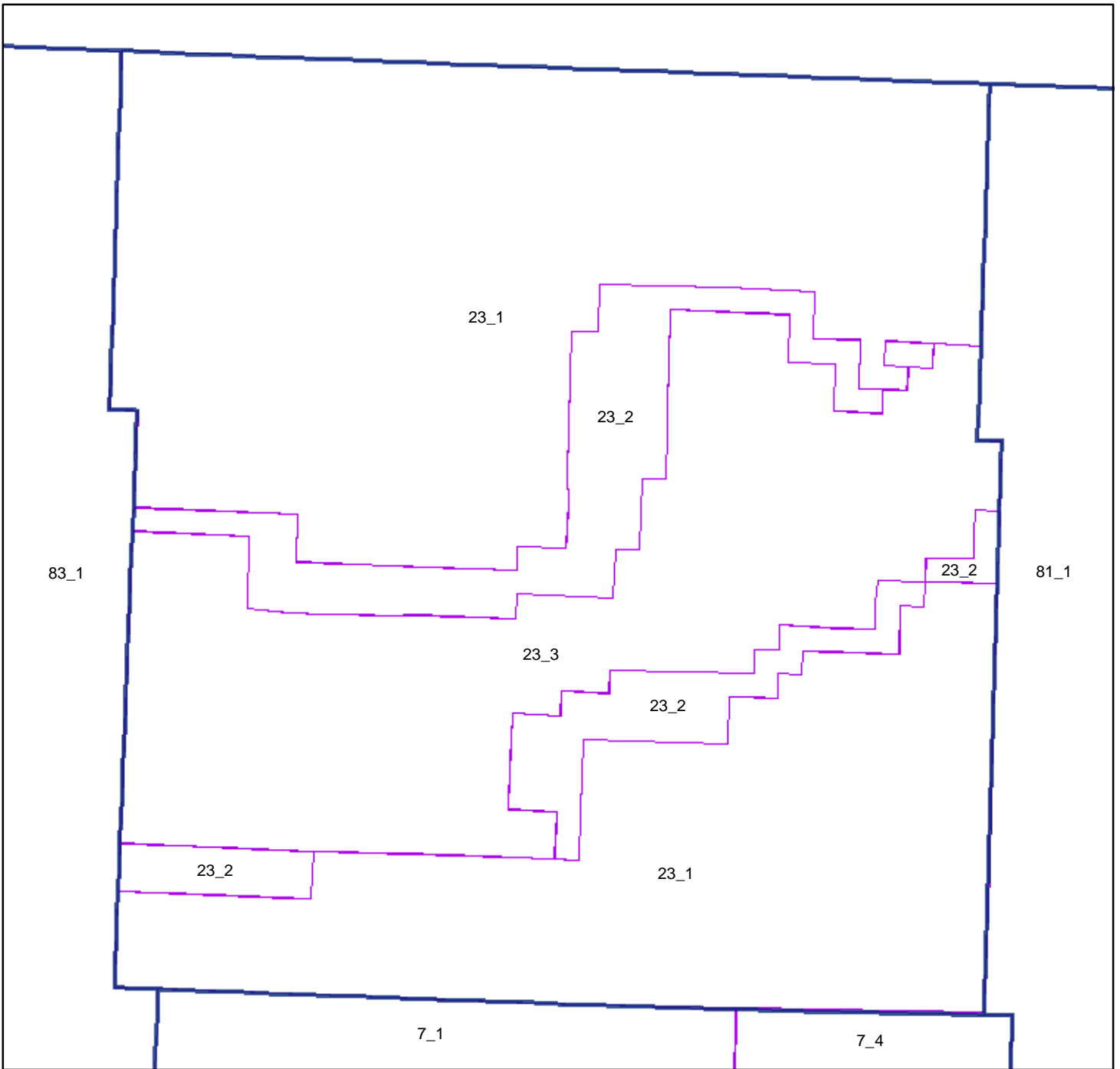
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Dawes County Assessor, by certified mail, return receipt requested, 7004 1350 0002 0889 1008.

Dated this 11th day of April, 2005.

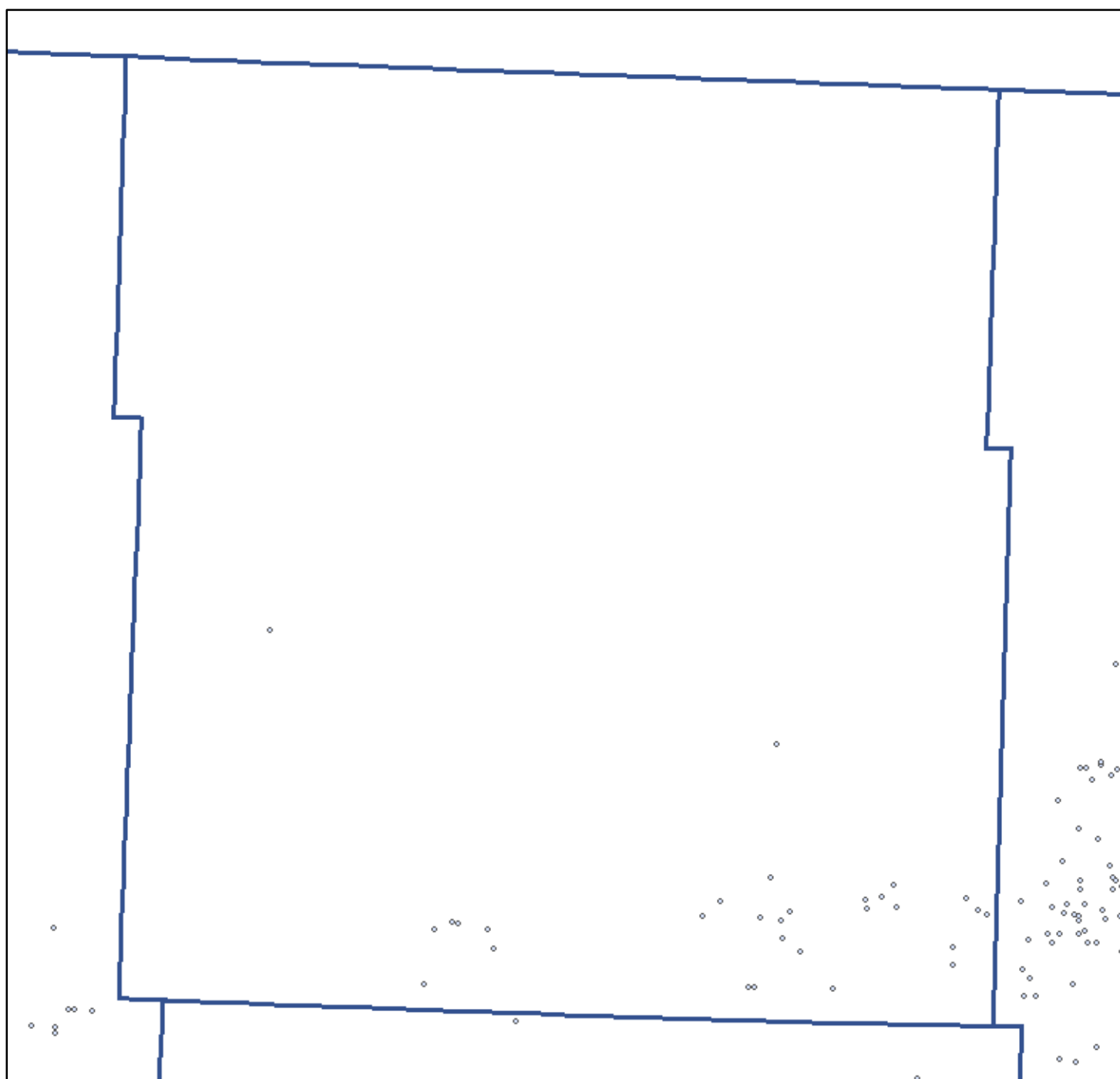
  
\_\_\_\_\_  
Property Assessment & Taxation







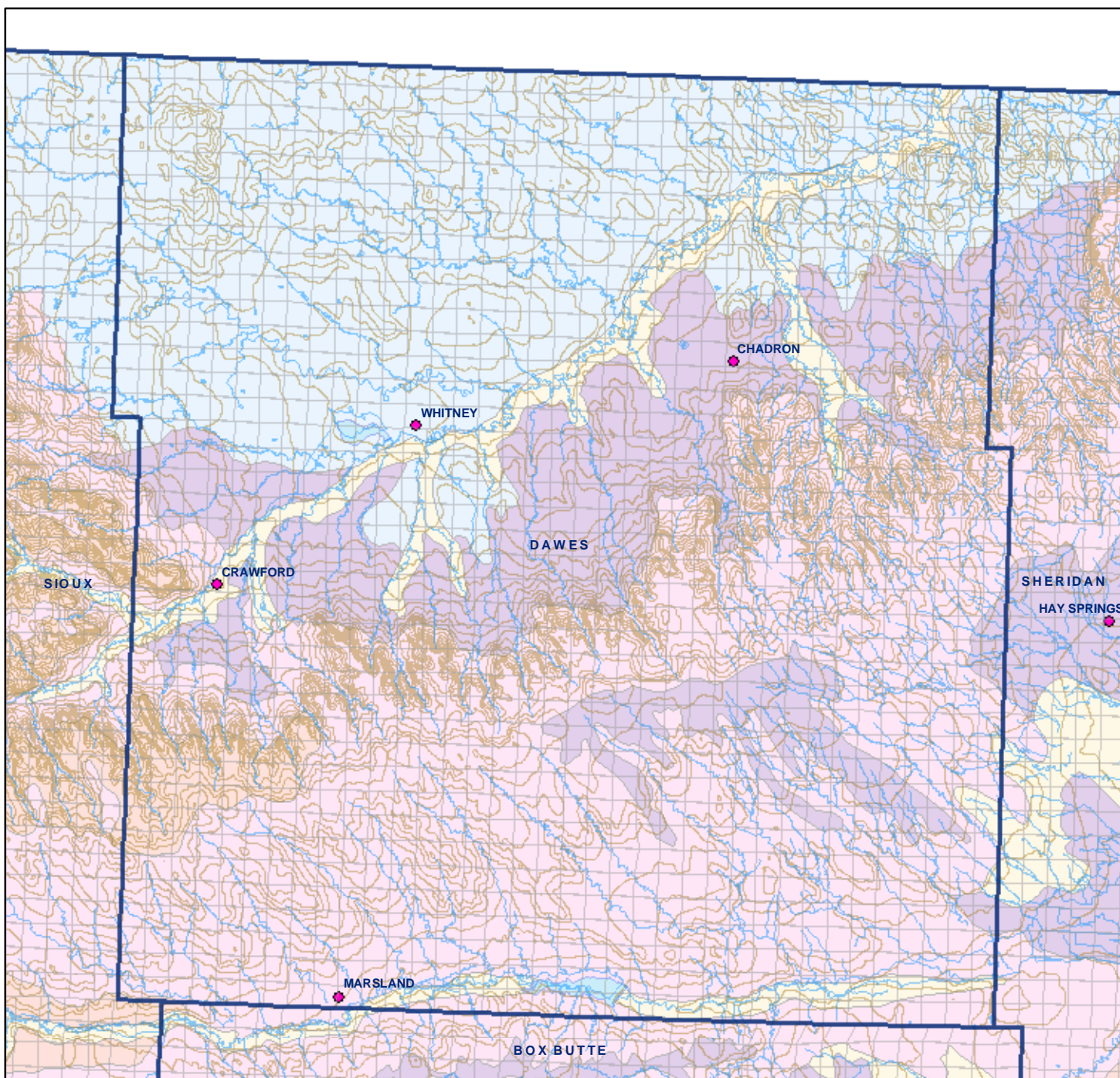
□ Market Areas



- Registered Wells > 830 GPM

87	85	83	81	79	77	75	73
105	107	109	111	113	115	117	119
307	305	303	301	299	297	295	293
325	327	329	331	333	335	337	339
561	559	557	555	553	551	549	547
579	581	583	585	587	589	591	593
825	823	821	819	817	815	813	811
843	845	847	849	851	853	855	857
							859

☐ Geo Codes



## Legend

- Sections
- Towns
- Rivers and Streams
- Topography

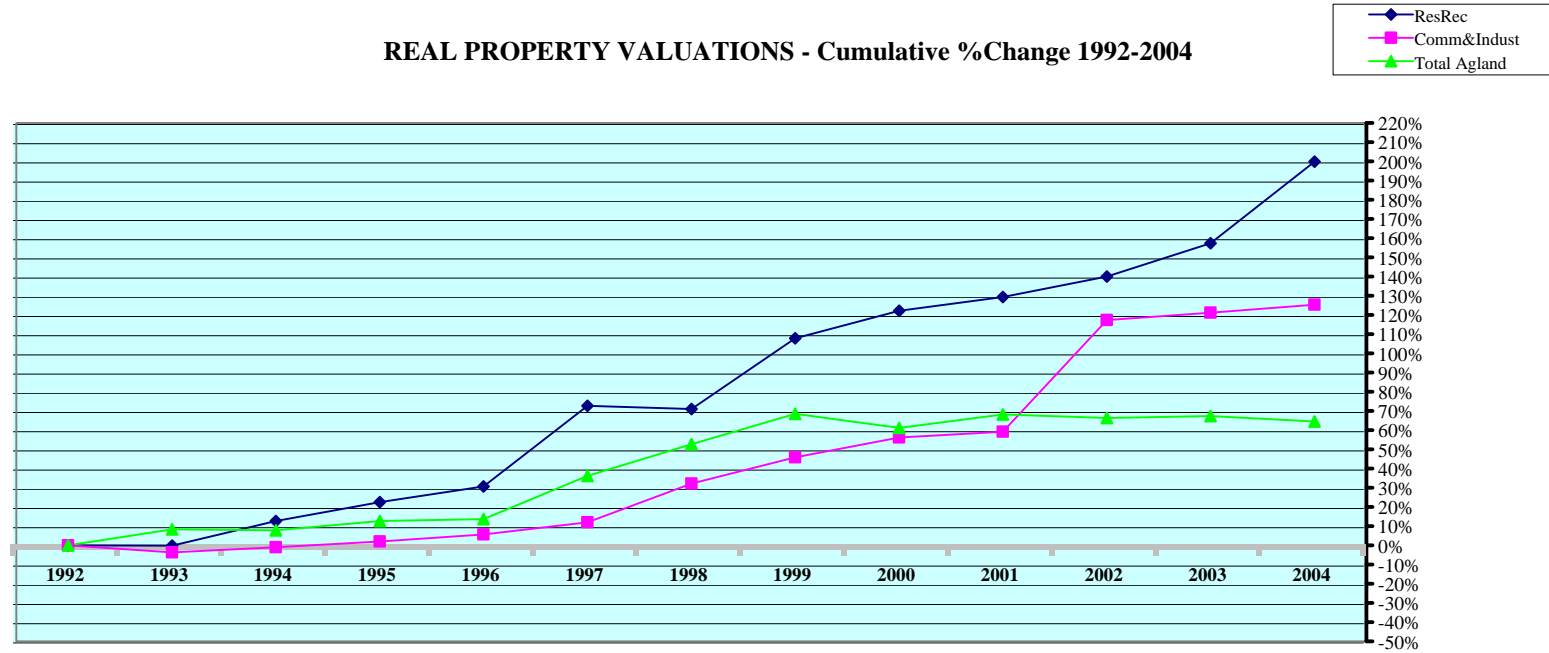
### Soil Classes

- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 4 - Well drained silty soils formed in loess on uplands
- 5 - Well drained silty soils formed in loess and alluvium on stream terraces
- 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
- 8 - Moderately well drained silty soils with clayey subsoils on uplands

# Dawes County



# REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	51,740,775	--	--	--	16,668,792	--	--	--	72,455,629	--	--	--
1993	51,686,665	-54,110	-0.10%	-0.10%	16,054,990	-613,802	-3.68%	-3.68%	78,465,788	6,010,159	8.29%	8.29%
1994	58,292,535	6,605,870	12.78%	12.66%	16,492,560	437,570	2.73%	-1.06%	78,096,966	-368,822	-0.47%	7.79%
1995	63,368,874	5,076,339	8.71%	22.47%	17,007,995	515,435	3.13%	2.03%	81,590,317	3,493,351	4.47%	12.61%
1996	67,641,128	4,272,254	6.74%	30.73%	17,615,045	607,050	3.57%	5.68%	82,365,877	775,560	0.95%	13.68%
1997	89,302,952	21,661,824	32.02%	72.60%	18,670,822	1,055,777	5.99%	12.01%	98,604,030	16,238,153	19.71%	36.09%
1998	88,500,435	-802,517	-0.90%	71.05%	22,024,570	3,353,748	17.96%	32.13%	110,654,670	12,050,640	12.22%	52.72%
1999	107,552,590	19,052,155	21.53%	107.87%	24,320,010	2,295,440	10.42%	45.90%	122,144,995	11,490,325	10.38%	68.58%
2000	114,956,525	7,403,935	6.88%	122.18%	26,039,396	1,719,386	7.07%	56.22%	116,821,640	-5,323,355	-4.36%	61.23%
2001	118,615,895	3,659,370	3.18%	129.25%	26,529,616	490,220	1.88%	59.16%	121,803,130	4,981,490	4.26%	68.11%
2002	124,204,845	5,588,950	4.71%	140.05%	36,213,525	9,683,909	36.50%	117.25%	120,486,035	-1,317,095	-1.08%	66.29%
2003	133,182,525	8,977,680	7.23%	157.40%	36,867,545	654,020	1.81%	121.18%	121,191,395	705,360	0.59%	67.26%
2004	155,155,485	21,972,960	16.50%	199.87%	37,563,360	695,815	1.89%	125.35%	119,187,035	-2,004,360	-1.65%	64.50%

1992-2004 Rate Ann. %chg:    Resid & Rec. **9.58%**                      Comm & Indust **7.01%**                      Agland **4.23%**

Cnty# **23**  
County **DAWES**

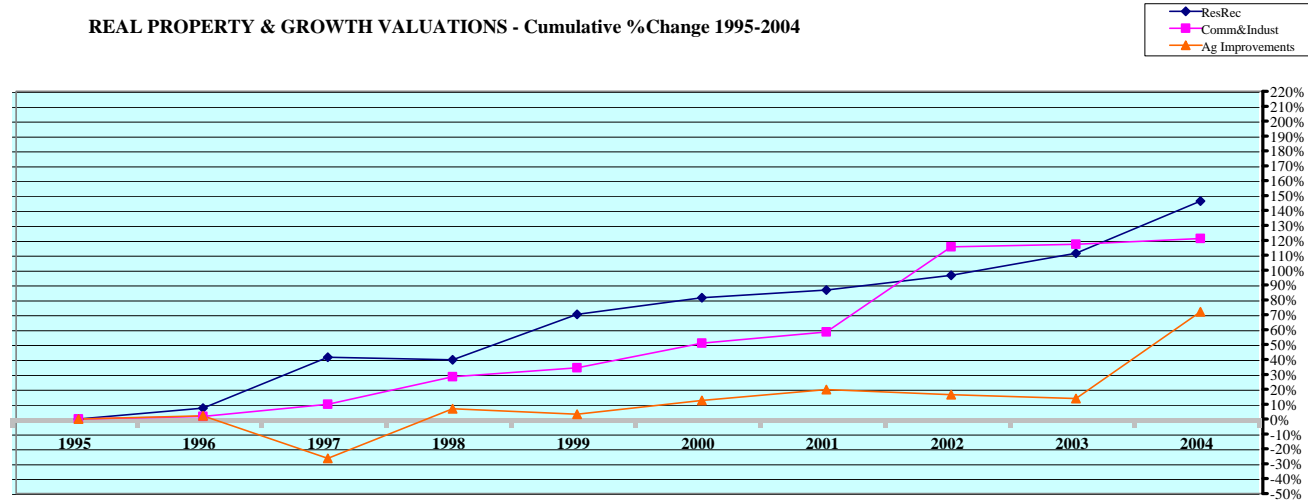
FL area **1**

CHART 1    EXHIBIT    23B    Page 1

(1) Resid. & Recreat. excludes agdwel & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL    State of Nebraska    Dept. of Property Assessment & Taxation    Prepared as of 03/01/2005

# REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	51,740,775	not avail.	--	--	--	--	16,668,792	not avail.	--	--	--	--
1993	51,686,665	not avail.	--	--	--	--	16,054,990	not avail.	--	--	--	--
1994	58,292,535	not avail.	--	--	--	--	16,492,560	not avail.	--	--	--	--
1995	63,368,874	556,782	0.88%	62,812,092	--	--	17,007,995	286,280	1.68%	16,721,715	--	--
1996	67,641,128	249,470	0.37%	67,391,658	6.35%	7.29%	17,615,045	609,810	3.46%	17,005,235	-0.02%	1.70%
1997	89,302,952	402,530	0.45%	88,900,422	31.43%	41.53%	18,670,822	291,590	1.56%	18,379,232	4.34%	9.91%
1998	88,500,435	761,795	0.86%	87,738,640	-1.75%	39.68%	22,024,570	563,430	2.56%	21,461,140	14.94%	28.34%
1999	107,552,590	608,020	0.57%	106,944,570	20.84%	70.26%	24,320,010	1,859,800	7.65%	22,460,210	1.98%	34.32%
2000	114,956,525	957,655	0.83%	113,998,870	5.99%	81.49%	26,039,396	800,920	3.08%	25,238,476	3.78%	50.93%
2001	118,615,895	1,413,179	1.19%	117,202,716	1.95%	86.59%	26,529,616	47,500	0.18%	26,482,116	1.70%	58.37%
2002	124,204,845	748,514	0.60%	123,456,331	4.08%	96.55%	36,213,525	152,000	0.42%	36,061,525	35.93%	115.66%
2003	133,182,525	513,955	0.39%	132,668,570	6.81%	111.22%	36,867,545	528,160	1.43%	36,339,385	0.35%	117.32%
2004	155,155,485	458,495	0.30%	154,696,990	16.15%	146.29%	37,563,360	570,460	1.52%	36,992,900	0.34%	121.23%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec.

Comm & Indust

Tax Year	Ag Imprvmnts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	19,168,866					
1993	not avail	not avail	19,666,775					
1994	not avail	not avail	20,692,972					
1995	16,083,877	4,812,913	20,896,790	161,196	0.77%	20,735,594	--	--
1996	16,607,807	4,961,094	21,568,901	398,847	1.85%	21,170,054	1.31%	2.10%
1997	11,784,700	3,777,115	15,561,815	313,755	2.02%	15,248,060	-29.31%	-26.46%
1998	17,547,305	5,716,660	23,263,965	1,113,225	4.79%	22,150,740	42.34%	6.82%
1999	17,895,460	4,652,940	22,548,400	1,118,777	4.96%	21,429,623	-7.88%	3.35%
2000	19,338,365	5,390,900	24,729,265	1,394,897	5.64%	23,334,368	3.49%	12.53%
2001	19,527,580	5,429,395	24,956,975	134,280	0.54%	24,822,695	0.38%	19.71%
2002	19,709,560	5,403,055	25,112,615	963,285	3.84%	24,149,330	-3.24%	16.46%
2003	20,764,520	6,193,595	26,958,115	3,382,011	12.55%	23,576,104	-6.12%	13.70%
2004	31,600,375	6,190,290	37,790,665	2,130,000	5.64%	35,660,665	32.28%	71.98%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:  
Value; 1992 - 2004 CTL  
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska  
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty#   
County

FL area

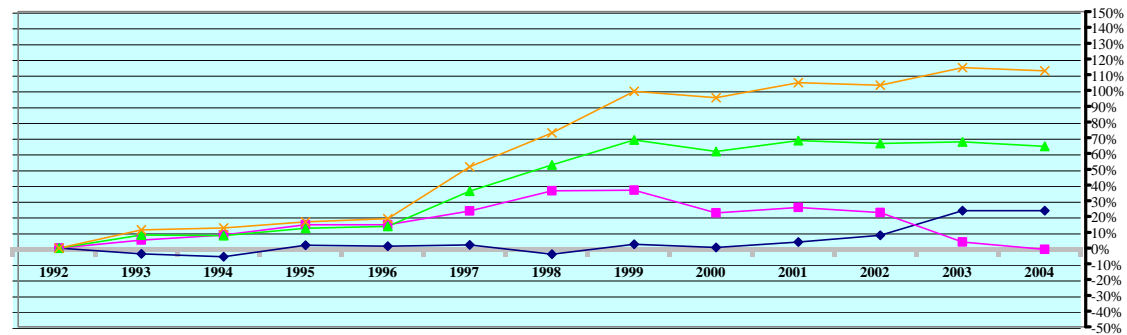
CHART 2

EXHIBIT

23B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	3,649,122	--	--	--	24,804,436	--	--	--	42,343,299	--	--	--
1993	3,512,209	-136,913	-3.75%	-3.75%	26,056,754	1,252,318	5.05%	5.05%	47,198,102	4,854,803	11.47%	11.47%
1994	3,446,152	-66,057	-1.88%	-5.56%	26,855,766	799,012	3.07%	8.27%	47,769,554	571,452	1.21%	12.81%
1995	3,717,369	271,217	7.87%	1.87%	28,470,740	1,614,974	6.01%	14.78%	49,376,716	1,607,162	3.36%	16.61%
1996	3,689,835	-27,534	-0.74%	1.12%	28,445,721	-25,019	-0.09%	14.68%	50,204,684	827,968	1.68%	18.57%
1997	3,723,505	33,670	0.91%	2.04%	30,654,140	2,208,419	7.76%	23.58%	64,174,480	13,969,796	27.83%	51.56%
1998	3,509,295	-214,210	-5.75%	-3.83%	33,796,195	3,142,055	10.25%	36.25%	73,292,535	9,118,055	14.21%	73.09%
1999	3,732,990	223,695	6.37%	2.30%	33,890,120	93,925	0.28%	36.63%	84,420,865	11,128,330	15.18%	99.37%
2000	3,663,045	-69,945	-1.87%	0.38%	30,343,910	-3,546,210	-10.46%	22.33%	82,759,475	-1,661,390	-1.97%	95.45%
2001	3,786,915	123,870	3.38%	3.78%	31,197,505	853,595	2.81%	25.77%	86,760,055	4,000,580	4.83%	104.90%
2002	3,944,590	157,675	4.16%	8.10%	30,387,535	-809,970	-2.60%	22.51%	86,094,835	-665,220	-0.77%	103.33%
2003	4,511,020	566,430	14.36%	23.62%	25,740,070	-4,647,465	-15.29%	3.77%	90,828,130	4,733,295	5.50%	114.50%
2004	4,511,020	0	0.00%	23.62%	24,609,540	-1,130,530	-4.39%	-0.79%	89,954,305	-873,825	-0.96%	112.44%

1992-2004 Rate Ann.%chg: Irrigated 1.78% Dryland -0.07% Grassland 6.48%

Tax Year <sup>(1)</sup>	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	--	--	--	--	1,658,772	--	--	--	72,455,629	--	--	--
1993	--	--	--	--	1,698,723	39,951	2.41%	2.41%	78,465,788	6,010,159	8.29%	8.29%
1994	--	--	--	--	25,494	--	0.00%	-98.46%	78,096,966	-368,822	-0.47%	7.79%
1995	--	--	--	--	25,492	-2	-0.01%	-98.46%	81,590,317	3,493,351	4.47%	12.61%
1996	--	--	--	--	25,637	145	0.57%	-98.45%	82,365,877	775,560	0.95%	13.68%
1997	--	--	--	--	51,905	26,268	102.46%	-96.87%	98,604,030	16,238,153	19.71%	36.09%
1998	--	--	--	--	56,645	4,740	9.13%	-96.59%	110,654,670	12,050,640	12.22%	52.72%
1999	--	--	--	--	101,020	44,375	78.34%	-93.91%	122,144,995	11,490,325	10.38%	68.58%
2000	--	--	--	--	55,210	-45,810	-45.35%	-96.67%	116,821,640	-5,323,355	-4.36%	61.23%
2001	--	--	--	--	58,655	3,445	6.24%	-96.46%	121,803,130	4,981,490	4.26%	68.11%
2002	--	--	--	--	59,075	420	0.72%	-96.44%	120,486,035	-1,317,095	-1.08%	66.29%
2003	112,175	n/a	n/a	n/a	0	n/a	n/a	n/a	121,191,395	705,360	0.59%	67.26%
2004	112,170	-5	0.00%	0.00%	0	0	0	0	119,187,035	-2,004,360	-1.65%	64.50%

1992-2004 Rate Ann.%chg: Total Agland 4.23%

Cnty# 23  
County DAWES

FL area 1

CHART 3 EXHIBIT 23B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.



**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004** (from Abstracts)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	3,649,122	11,708	312	--	--	24,804,436	124,993	198	--	--	42,349,672	616,310	69	--	--
1993	3,511,879	11,620	302	-3.21%	-3.21%	26,053,144	125,123	208	5.05%	5.05%	47,227,521	615,846	77	11.59%	11.59%
1994	3,443,499	11,323	304	0.66%	-2.56%	26,853,213	125,222	214	2.88%	8.08%	45,252,488	564,552	80	3.90%	15.94%
1995	3,717,386	11,336	328	7.89%	5.13%	28,431,177	125,758	226	5.61%	14.14%	49,370,018	613,545	80	0.00%	15.94%
1996	3,714,092	11,331	328	0.00%	5.13%	28,502,822	126,071	226	0.00%	14.14%	50,175,917	613,257	82	2.50%	18.84%
1997	3,679,145	11,284	326	-0.61%	4.49%	30,560,165	125,723	243	7.52%	22.73%	64,281,960	613,251	105	28.05%	52.17%
1998	3,626,380	11,412	318	-2.45%	1.92%	34,859,170	125,892	277	13.99%	39.90%	71,848,130	614,169	117	11.43%	69.57%
1999	3,748,615	11,279	332	4.40%	6.41%	34,270,775	121,776	281	1.44%	41.92%	84,361,990	618,008	137	17.09%	98.55%
2000	3,678,875	11,303	325	-2.11%	4.17%	30,709,285	118,575	259	-7.83%	30.81%	82,533,835	621,164	133	-2.92%	92.75%
2001	3,721,100	11,440	325	0.00%	4.17%	31,285,375	121,444	258	-0.39%	30.30%	86,476,245	654,634	132	-0.75%	91.30%
2002	3,938,265	12,078	326	0.31%	4.49%	30,480,770	120,938	252	-2.33%	27.27%	86,596,370	657,177	132	0.00%	91.30%
2003	4,455,720	12,059	369	13.19%	18.27%	27,685,300	120,374	230	-8.73%	16.16%	98,031,700	655,316	150	13.64%	117.39%
2004	4,338,725	11,966	363	-1.74%	16.21%	24,707,480	119,771	206	-10.31%	4.19%	89,911,115	654,263	137	-8.38%	99.16%

1992-2004 Rate Ann.%chg AvgVal/Acre:

1.26%

0.34%

5.91%

Tax Year <sup>(2)</sup>	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	23,360	4,673	5	--	--	0	0		--	--	70,826,590	757,684	93	--	--
1993	24,100	4,821	5	0.00%		0	0				76,816,644	757,410	101	8.60%	8.60%
1994	25,581	5,115	5	0.00%		2,524,281	50,485	50			78,099,062	756,696	103	1.98%	10.75%
1995	25,596	5,118	5	0.00%		0	0				81,544,177	755,757	108	4.85%	16.13%
1996	25,596	5,118	5	0.00%		0	0				82,418,427	755,777	109	0.93%	17.20%
1997						51,445	5,146	10	--		98,572,715	755,403	130	19.27%	39.78%
1998						55,225	5,192	11	10.00%		110,388,905	756,664	146	12.31%	56.99%
1999						55,730	5,267	11	0.00%		122,437,110	756,330	162	10.96%	74.19%
2000						56,070	5,301	11	0.00%		116,978,065	756,343	155	-4.32%	66.67%
2001						58,640	5,629	10	-9.09%		121,541,360	793,147	153	-1.29%	64.52%
2002						60,885	5,646	11	10.00%		121,076,290	795,838	152	-0.65%	63.44%
2003	112,175	5,609	20	n/a	n/a	0	0		n/a	n/a	130,284,895	793,357	164	7.89%	76.34%
2003	111,665	5,583	20	0.00%	n/a	5,204,770	5,837	892		n/a	124,273,755	797,420	156	-4.97%	67.58%

1992-2004 Rate Ann.%chg AvgVal/Acre:

4.40%

23
DAWES

FL area

1

CHART 4

EXHIBIT

23B

Page 4

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs  
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005